

Community Development

BIENNIAL 2023-2025, BUDGET REVIEW

PRESENTED BY: RICK CAGUIAT, DIRECTOR OF COMMUNITY DEVELOPMENT

Organization Chart

Community Development Department, Planning Division

Director of
Community
Development

Planning Division

Senior Planner
(1)

Executive Assistant
(1)

Administrative
Assistant I/II
(.10)

Associate Planner
(1)

Overview

The Planning Division:

Manages implementation, updates, and recommended amendments to the City's General Plan, Zoning and Subdivision Ordinances, Specific Plans, and Urban Design Concepts.

Coordinates review of development proposals to ensure compliance with development regulations including the California Environmental Quality Act (CEQA).

Supports City Economic Development efforts to attract new business, and encourage retention and expansion.

Supports the Code Compliance program to improve and protect the value of the community.

Provides staffing and support for the City's Planning Commission.



Accomplishments

Coordinated efforts of the Planning Division, and our Development Review Committee (DRC) members (Development Engineering, Building, Economic Development, and Public Safety) has helped the City attract new businesses, and retain existing businesses by providing development applicants with fast and accurate review and comments on their project. This coordinated effort supported commercial and industrial development efforts through the following projects:



Accomplishments (continued)

Residential, Commercial, and Industrial Developments:

Planning managed the entitlement processes (i.e. site plan review (SPR), conditional use permit (CUP), tentative maps, CEQA, etc.) for staff, Central Lathrop Design Review Board (CLDRB), and Planning Commission review and consideration.

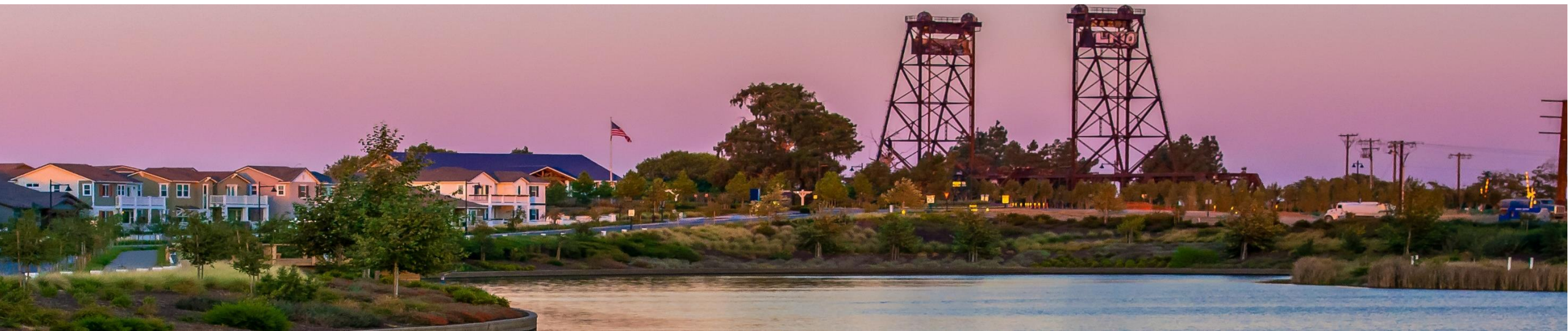
- **Maverik** - convenience store (SPR)
- **Fairfield Inn by Marriott** – 90 rooms (CUP)
- **HDC Properties** – Cheema expansion (SPR)
- **TownePlace Suites** – 97 rooms (CUP)
- **Lathrop Crossroads Industrial** – former sprayfield (SPR)
- **Home2Suites** – 97 rooms (CLDRB)
- **Central CA Greens** – cannabis dispensary (CUP)
- **Scannell Properties** – 3 new warehouse (SPR)
- **Sprouts** - supermarket (MSPR)
- **Lathrop T-Force** – site expansion of former UPS site (MSPR)
- **River Islands Apts.** – 220-unit apartments on Town Center (under review)
- **Brightsky** – 198-unit duplex rental homes at Stanford Crossing (under review)
- **Mossdale Landing West** – 829 lot single-family subdivision (under review)
- **Queirolo Rd** – subdivision map to create 85 single-family lots
- **Alaniz Estates** – tentative map to create 8 single-family lots
- **Warren Ave** – tentative map to create 7 single-family lots

Accomplishments (continued)

Residential Developments (on-going projects):

- **Stanford Crossing** Approximately 953 out of the 1,483 (approved final map) single-family residential permits has been reviewed by Planning staff. High Density residential developments are currently being planned for discretionary review.
- **River Islands, Phase 1** Approximately 3,201 out of the 4,012 (approved final map) single-family residential permits has been reviewed by Planning staff. Current effort underway to develop the town center.

River Islands, Modified Phase 2 The revised Phase 2 vesting tentative map added 4,010 dwelling units (for a grand total of 15,010). The City Council approved the project on July 12, 2021.



Accomplishments (continued)

Other Citywide Projects:

Comprehensive General Plan Update:

On September 19, 2022, following a multi-year process that involved extensive community outreach, the City Council voted to adopt the General Plan Update and certified the Final EIR.

Housing Element Update:

The Housing Element is updated every 8 years and is required to demonstrate sufficient zoned capacity for housing.

Currently in the process to update the City's Housing Element Update for the 6th cycle (covering 2023-2031).

Zoning Omnibus:

Amendments to the LMC to modernize, simplify, and streamline various sections. The City Council approved amendments on January 10, 2022 and November 14, 2022.

Municipal Service Review (MSR) Update:

San Joaquin Local Agency Formation Commission (LAFCO) requirement to evaluate the city's ability to provide services for the next 5, 10, and 30-years.

On September 8, 2022, LAFCo approved the City of Lathrop's MSR and Sphere of Influence (SOI) 10 acre expansion of the City's 10-year growth horizon.

Goals

- Continue to implement the City's newly adopted General Plan goals and policies.
- Process anticipated development applications of the City's master planned communities and infill opportunities.
- Continue to assist residents, businesses, and the development community through consistent interpretation of the Zoning code and various development standards.
- Support economic development opportunities by providing streamlined entitlement and environmental review processing essential to attract new businesses and jobs to the City.
- Continue preparation of the 6th Cycle General Plan Housing Element Update (GPHEU) to obtain certification by the State Department of Housing and Community Development (HCD) before December 31, 2023.
- Support the City's Economic Development Administrator to attract, retain, and expand businesses in the City.
- Assist in implementing the Federal Emergency Management Agency (FEMA) Community Rating System (CRS) program.
- Keep Lathrop up-to-date with changes in State Planning and Zoning Laws, as well as those of the California Environmental Quality Act.
- Continue to monitor and review development projects of adjacent jurisdictions for potential impacts to the City of Lathrop.

Significant Changes



Fund	2022/23 Adopted Budget	2023/24 Proposed Budget	2024/25 Proposed Budget	FY 22/23 to 23/24 Inc/(Dec)	Comments
Planning					
Personnel Services	648,531	639,112	667,138	(9,419)	Decrease due to net funding of 30% for Administrative Technician and reduction of the Assistant CDD position.
Contractual Services	385,400	318,600	318,600	(66,800)	Decrease due to change in developer funded projects. Developer funded contracts are offset by revenue received.