



General Plan & Zoning Consistency Text Amendment No. TA-23-93

City Council Meeting, October 9, 2023

Item 5.1

Summary



- ▶ The proposed Text Amendment is a staff-initiated proposal to:
 - Amend the Lathrop Zoning Map;
 - Amend the Mossdale Landing and Mossdale Landing South Urban Design Concepts; and
 - Amend various sections of the Zoning Ordinance.

Background



- ▶ California State Law requires every city and county within the State to prepare and maintain a General Plan document.
- ▶ The purpose of these amendments is to achieve compliance with State Law by ensuring City Zoning related documents are consistent with the City's General Plan adopted by the City Council on September 2022.

Analysis



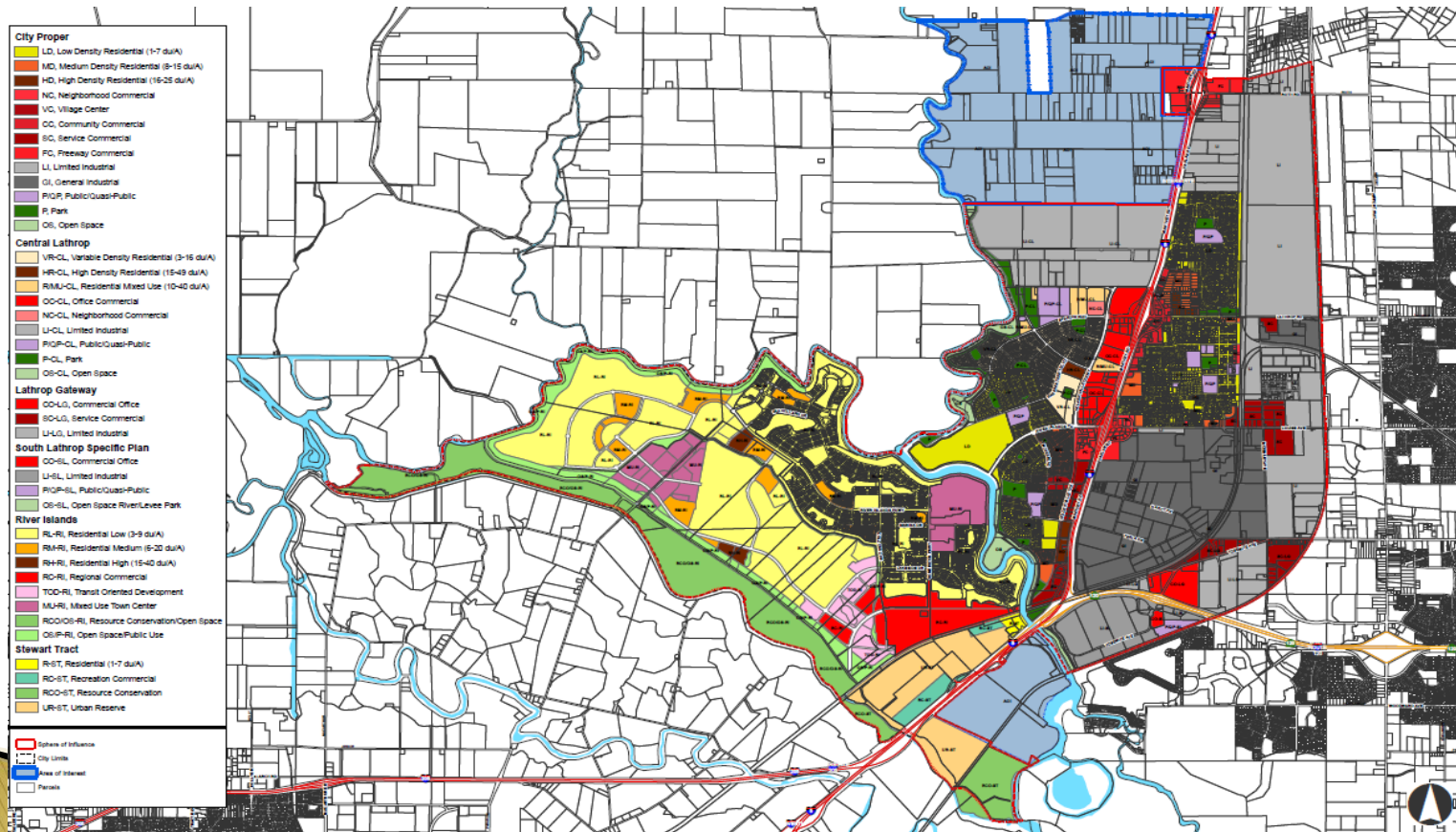
- ▶ Any amendments proposed to the City's Zoning Map and Zoning Ordinance must be reviewed by the Planning Commission and approved by the City Council.
- ▶ The City Council must make findings of consistency reflecting that the proposed amendments meet the intent of the applicable goals, policies, and implementation actions of the General Plan.

Analysis (Cont'd)



▶ 2022 General Plan Map

- In September 2022, the City Council approved the revised General Plan Map as shown below:



Amendments



► Modifications to Lathrop Zoning Map

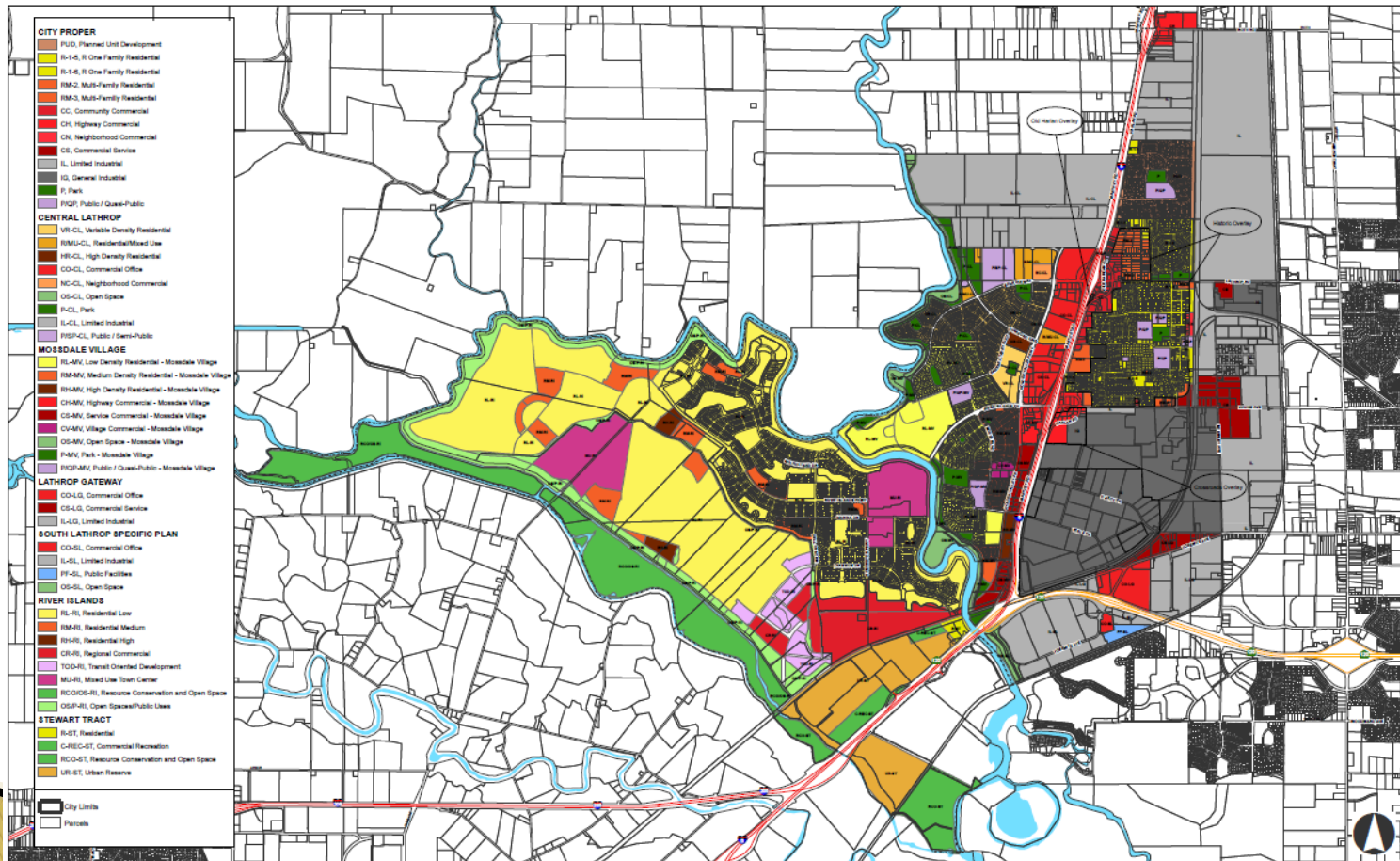
- For consistency with the 2022 General Plan and General Plan Map, the proposed modifications to the Zoning Map include:
 - The elimination of certain zoning districts that are no longer recognized such as PO–Professional Office and CW–Waterfront Commercial designations; and
 - The addition of certain zoning districts such as P–Parks and P/QP–Public Quasi Public designations; and
 - The modification of certain zoning districts such as categorizing High School and K–8 School as “P/SP, Public/Semi–Public.



Amendments

► New Zoning Map

- The changes illustrated with this Zoning Map are consistent with the updated General Plan Map:



Date: 7/25/2023

Location: Path: I:\north\lathrop\GIS\GIS\2023_07_25_Zoning.mxd

Zoning Map

City of Lathrop

Disclaimer: Data shown may not be accurate and is for mapping purposes only. Contact the City for more information.

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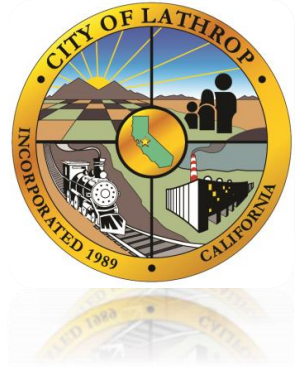
Amendments



Modifications to Title 17 – Zoning Ordinance and Title 10 – Vehicles and Traffic

- ▶ These amendments are illustrated with Attachments 2 through 32 of the staff report, some of which include, but are not limited to:
 - Adding new Chapters 17.22 (P, Park District) and 17.23 (P/QP, Public/Quasi-Public District);
 - Eliminating Chapters 17.28 (RA, Residential Acreage District) and 17.40 (PO, Professional Office District);
 - Transferring the lists of permitted and conditionally permitted uses from the Mossdale Landing UDC's to Chapter 17.57 of the LMC.

Amendments



- Amending Chapter 17.62 (Central Lathrop Zoning District) to eliminate the “SPC-CL, Specialty Commercial” and “OC/VR/WWTP-CL, Office Commercial-Residential-Waste Water Treatment Plant” zone districts.
- Amending Chapter 17.80 (Accessory Dwelling Units - ADU's) to further clarify development standards for consistency with State Law (AB 2221, SB 897, and AB 345).

Amendments



- Addition of new Chapter 17.98 – Good Neighbor Guidelines for Warehouse Distribution Facilities:
 - The intent of this chapter is to achieve consistency with General Plan Implementation Action LU-5.e by creating guidelines with respect to warehouse distribution facilities.
 - The proposed ordinance is based upon the City of Fontana’s ordinance – an ordinance that was highly praised by the State’s Attorney General as being a model ordinance for cities to follow to minimize diesel emissions resulting from trucks associated with warehouse distribution facilities.

Amendments



- Amending Chapter 10.16 – Truck Routes and Commercial Vehicles:
 - This chapter is being modified for consistency with General Plan Implementation Action LU-5.f, to clarify that commercial vehicles (semi-trucks) would be prohibited from accessing street segments in Lathrop such as:
 - Golden Valley Pkwy, south of Dos Reis Rd to Lathrop Rd
 - Dos Reis Rd, west and east of Golden Valley Pkwy
 - Lathrop Rd, east of Golden Valley Pkwy to I-5

CEQA



- ▶ The proposed Amendments are Exempt from further Environmental Review per Public Resources Code Section 21083.3 and Section 15183 of the California Environmental Quality Act (CEQA) as they are consistent with the Environmental Impact Report that was certified by the City Council as part of the City's General Plan Update adopted in September 2022.
- ▶ These amendments ensure consistency with the goals, policies, and implementation actions listed in the City's 2022 General Plan Update.

PC Action



- ▶ On September 13, 2023, the Planning Commission considered this project and made a favorable recommendation to the City Council by a 4–0 vote.

Recommendation



- ▶ Planning Commission and Staff recommend the City Council conduct the following:
 1. Hold a Public Hearing; and
 2. Adopt a Resolution finding the Project Exempt from Further Environmental Review Pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183; and
 3. Adopt a Resolution to Amend the Mossdale Landing and Mossdale Landing South Urban Design Concepts (UDC's) for Consistency with the 2022 Lathrop General Plan Update; and
 4. First Reading and Introduction of an Ordinance to Amend the Lathrop Zoning Map, Modify Title 10 (Vehicles and traffic) of the Lathrop Municipal Code, and Adopt Various Amendments to Title 17 (Zoning) of the Lathrop Municipal Code for Consistency with the 2022 Lathrop General Plan Update.