



# Central Lathrop Specific Plan Phase 2 Amendment and Code Text Amendment No. TA-23-104

City Council Meeting  
October 9, 2023

*Item 5.2*

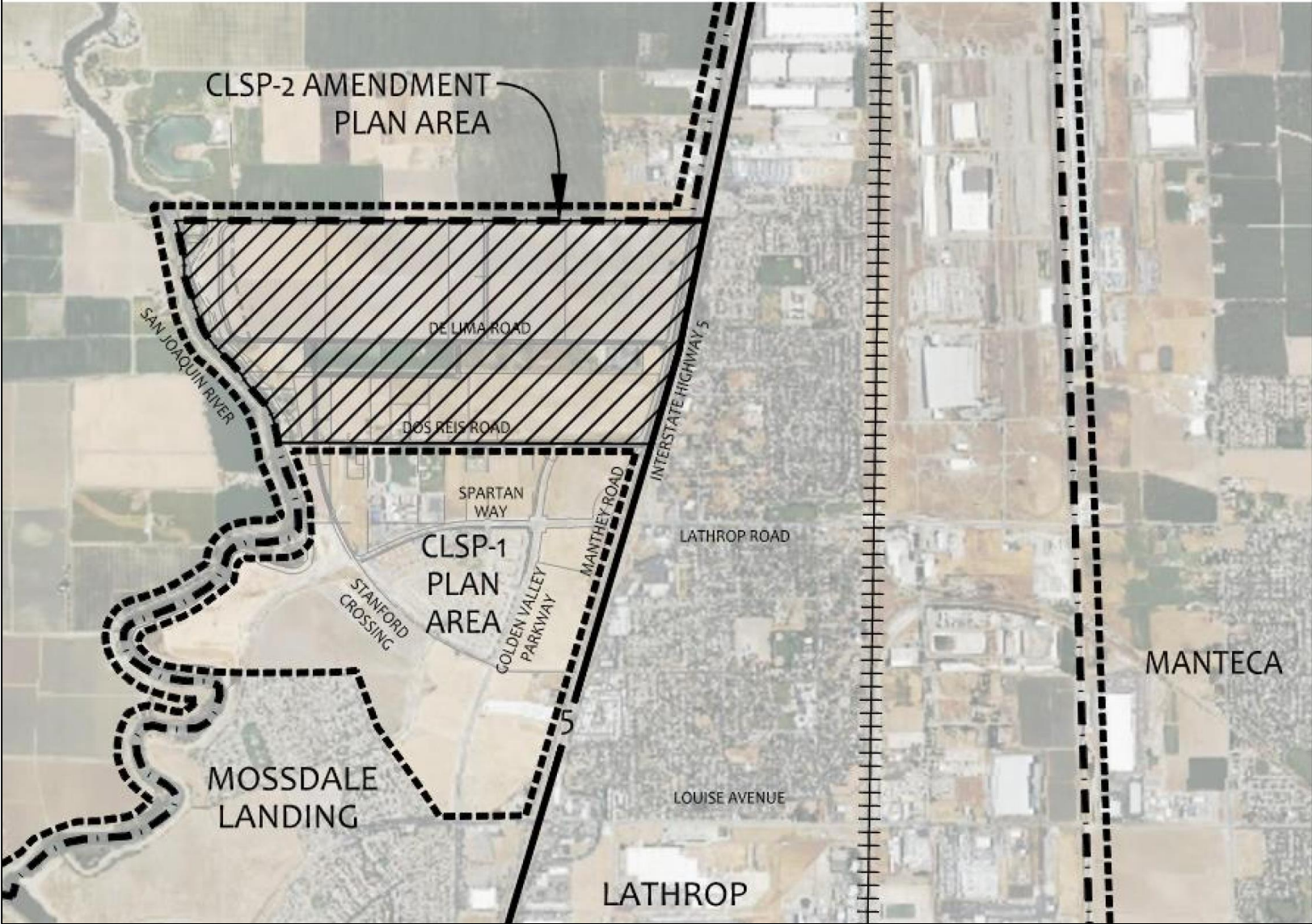
# Summary



- ▶ The Central Lathrop Specific Plan (CLSP) Phase 2 Amendment is an update to the CLSP to be consistent with the recently adopted Lathrop General Plan Update in accordance with General Plan Implementation Action LU-5.f.

# Location

## CENTRAL LATHROP SPECIFIC PLAN PHASE 2 AMENDMENT



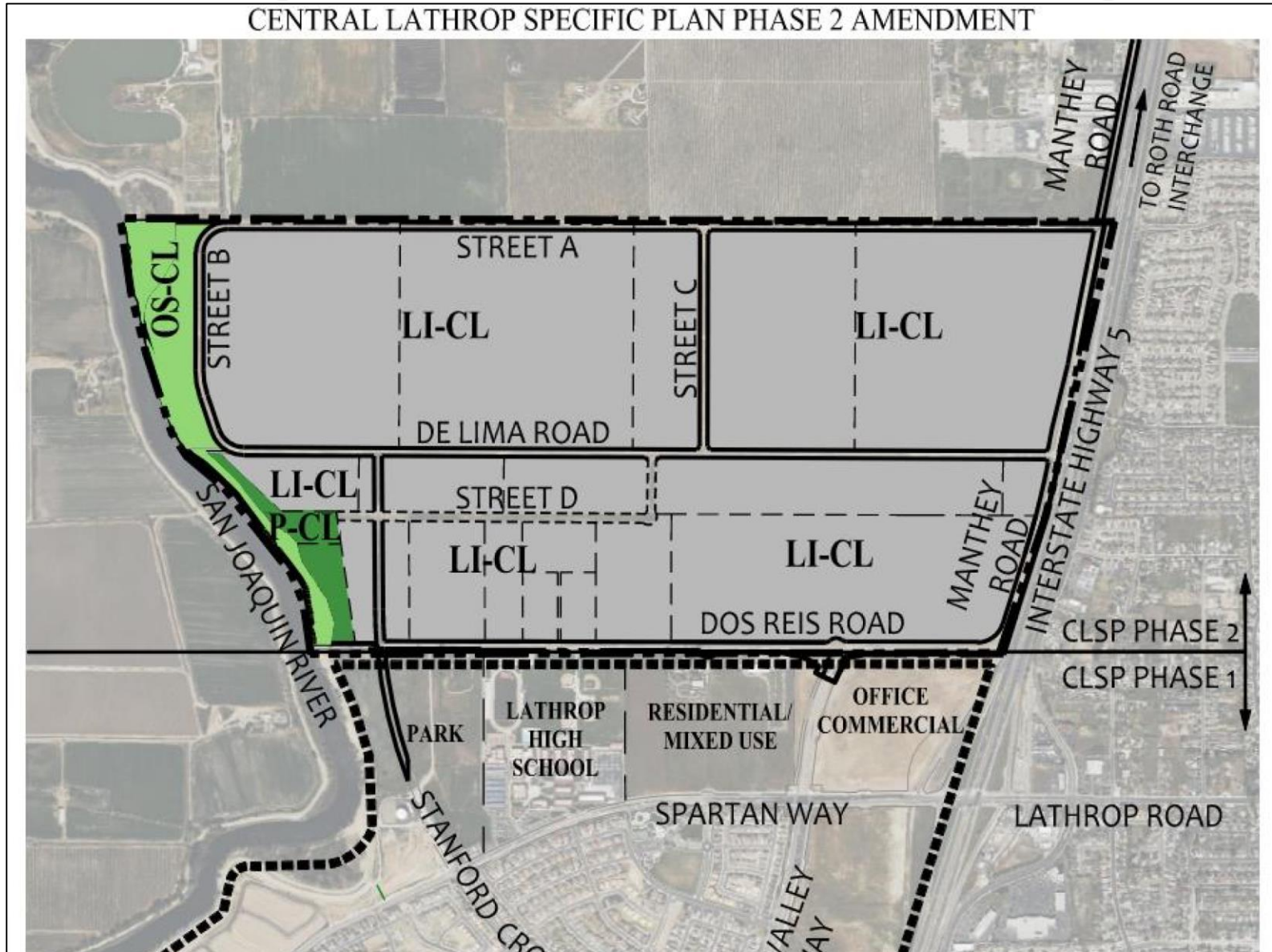
# Background



- ▶ The Central Lathrop Specific Plan was approved by the City Council on November 9, 2004. The project included certification of an Environmental Impact Report, adoption of the Specific Plan document, General Plan Land Use Map Amendments, Zoning Map, and Code Text Amendments.
- ▶ The CLSP is separated into two (2) major phases of development. Phase 1 development is underway.

# Proposed Land Use Map

## CENTRAL LATHROP SPECIFIC PLAN PHASE 2 AMENDMENT



# Land Use Summary



Designation	Land Use	Area (acres)	Potential Building Square Footage at Target FAR of 0.75 (SF)
LI-CL	Limited Industrial [1]	618.2	20,196,594
OS-CL	Open Space	29.3	957,231
P-CL	Park	11.2	365,904
	Major Road Right-of-Way	65.3	2,133,351
	<b>Total</b>	<b>724.0</b>	<b>23,653,080</b>

[1] Allowable FAR. of 1.0 per the 2022 General Plan

[2] Target FAR of 0.75

# Landscape Buffer



- ▶ The Specific Plan Amendment requires a Landscape buffer along the north side of Dos Reis Road.
- ▶ Landscape buffer includes a 30 foot–wide landscape corridor within the public right–of–way, an 8–foot sidewalk, and as well as an additional buffer on the adjacent development parcels.

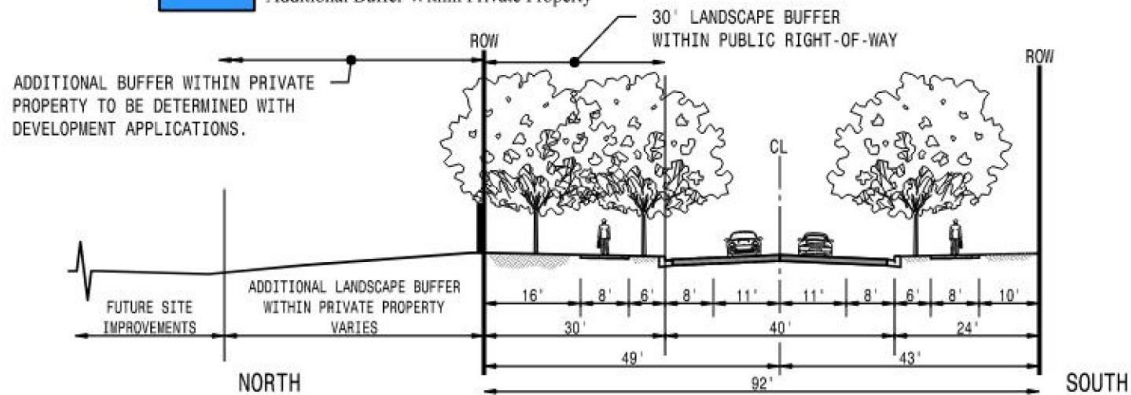
# Landscape Buffers

## CENTRAL LATHROP SPECIFIC PLAN PHASE 2 AMENDMENT



### LEGEND

- 26'-30' Landscape Buffer Within Public Right-Of-Way
- Additional Buffer Within Private Property



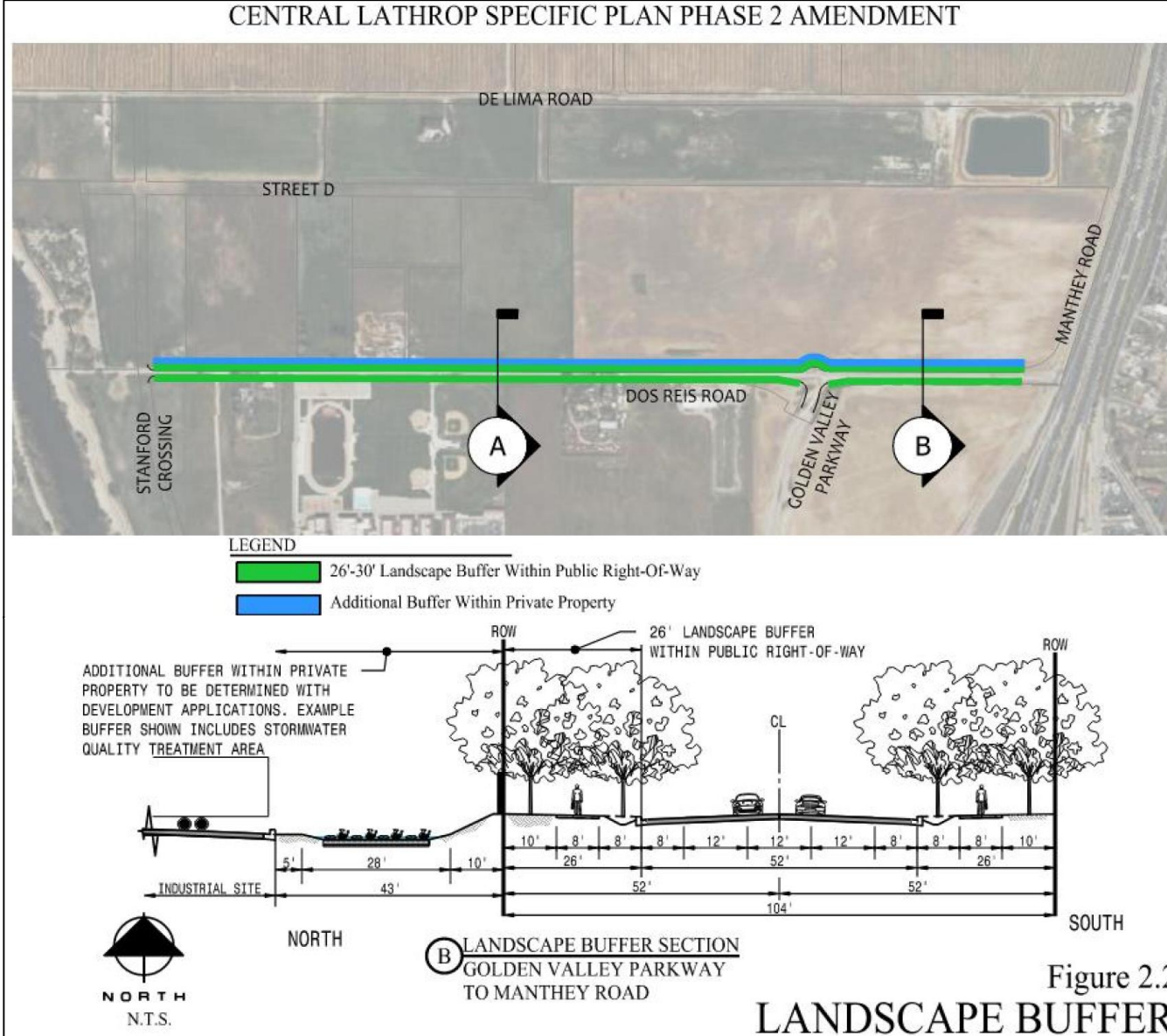
**A** LANDSCAPE BUFFER SECTION  
STANFORD CROSSING TO  
GOLDEN VALLEY PARKWAY





# Landscape Buffers

## CENTRAL LATHROP SPECIFIC PLAN PHASE 2 AMENDMENT

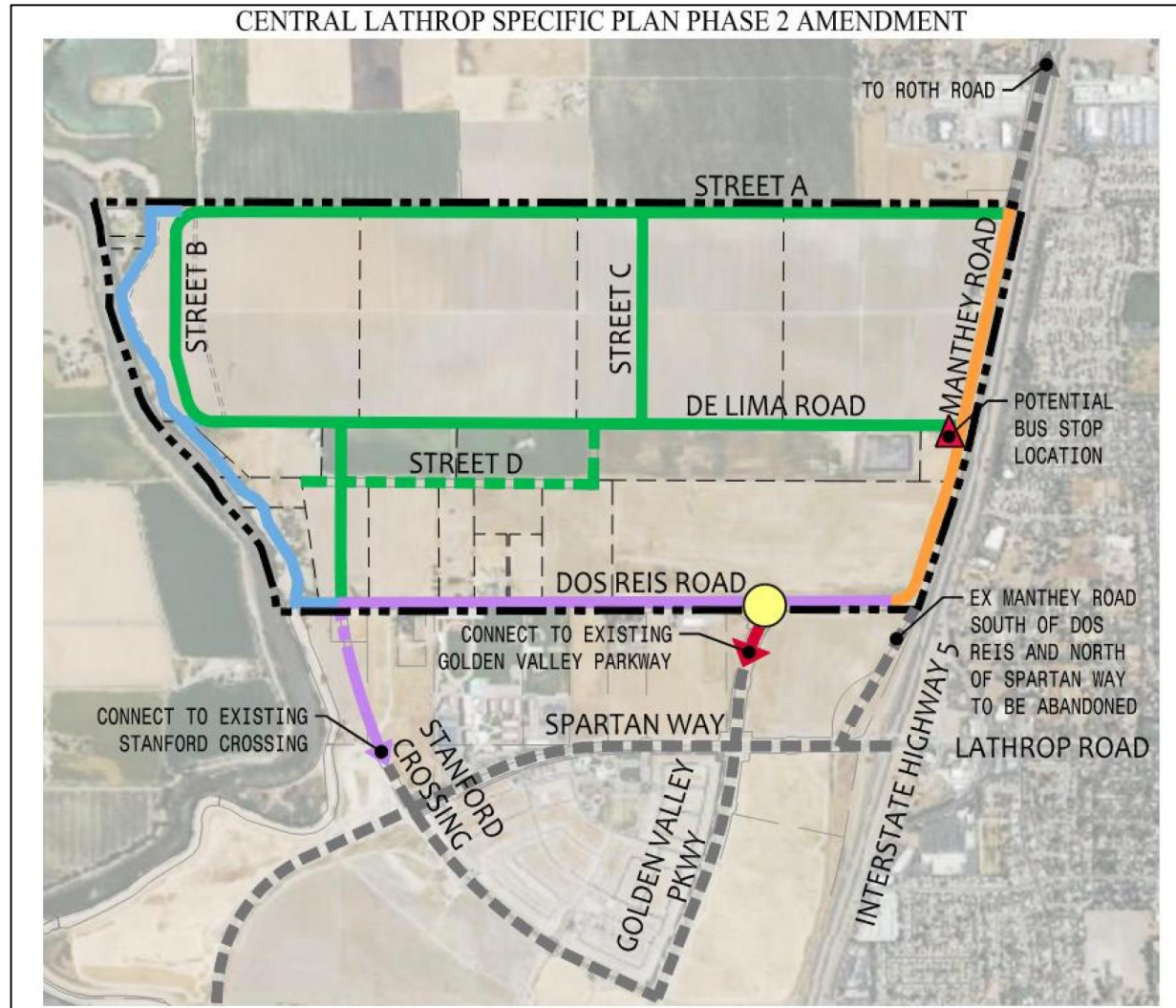


# Vehicular Circulation Plan






## CENTRAL LATHROP SPECIFIC PLAN PHASE 2 AMENDMENT

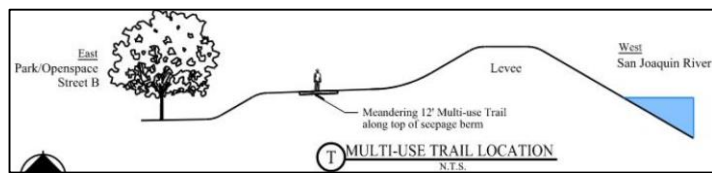
### LEGEND

-  Arterial Without Truck Access
-  Collector Without Truck Access
-  Collector Without Truck Access (Optional)
-  Collector With Truck Access
-  Local Industrial Street
-  Local Industrial Street (Optional)
-  Levee Access Road
-  Proposed Roundabout
-  CLSP-2 Amendment Plan Area Boundary
-  Existing Road
-  Potential Proposed Bus Stop Location if needed

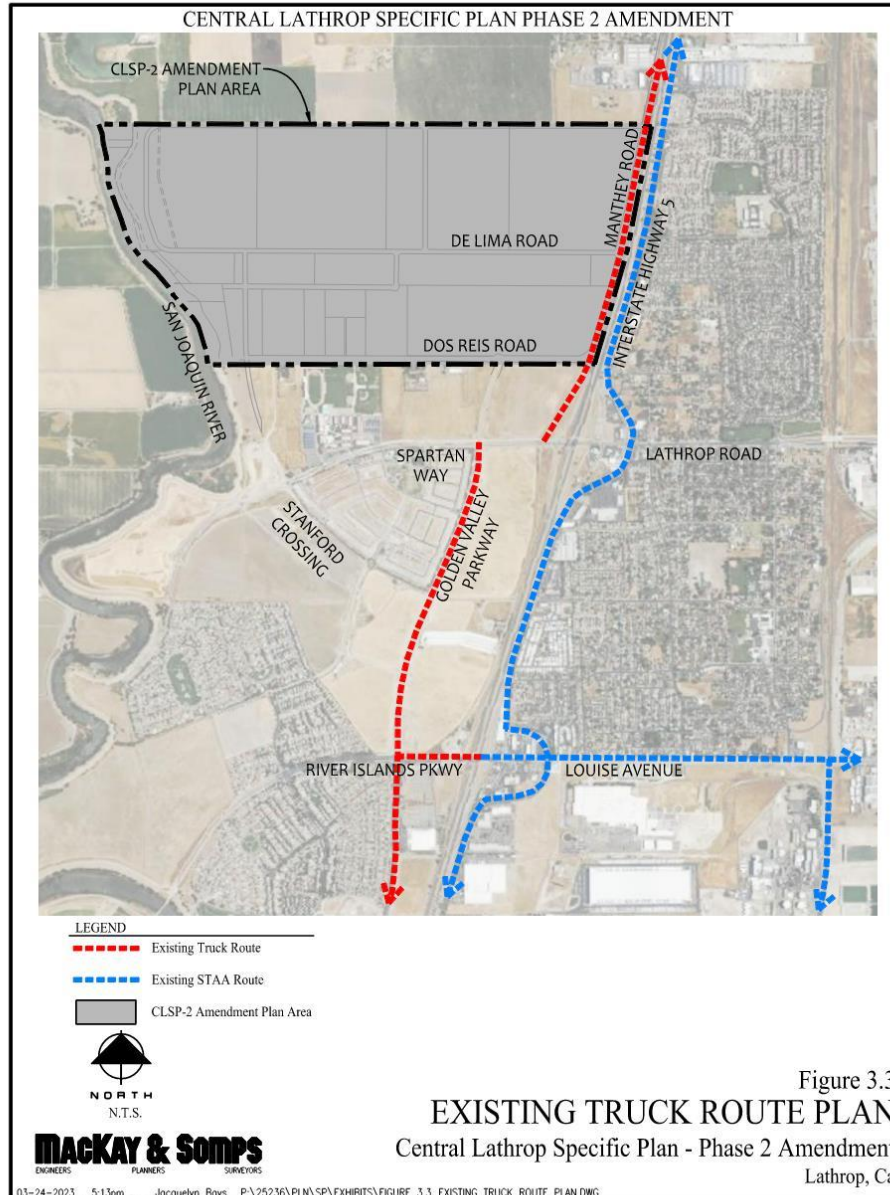


# Ped. and Bike Circulation Plan

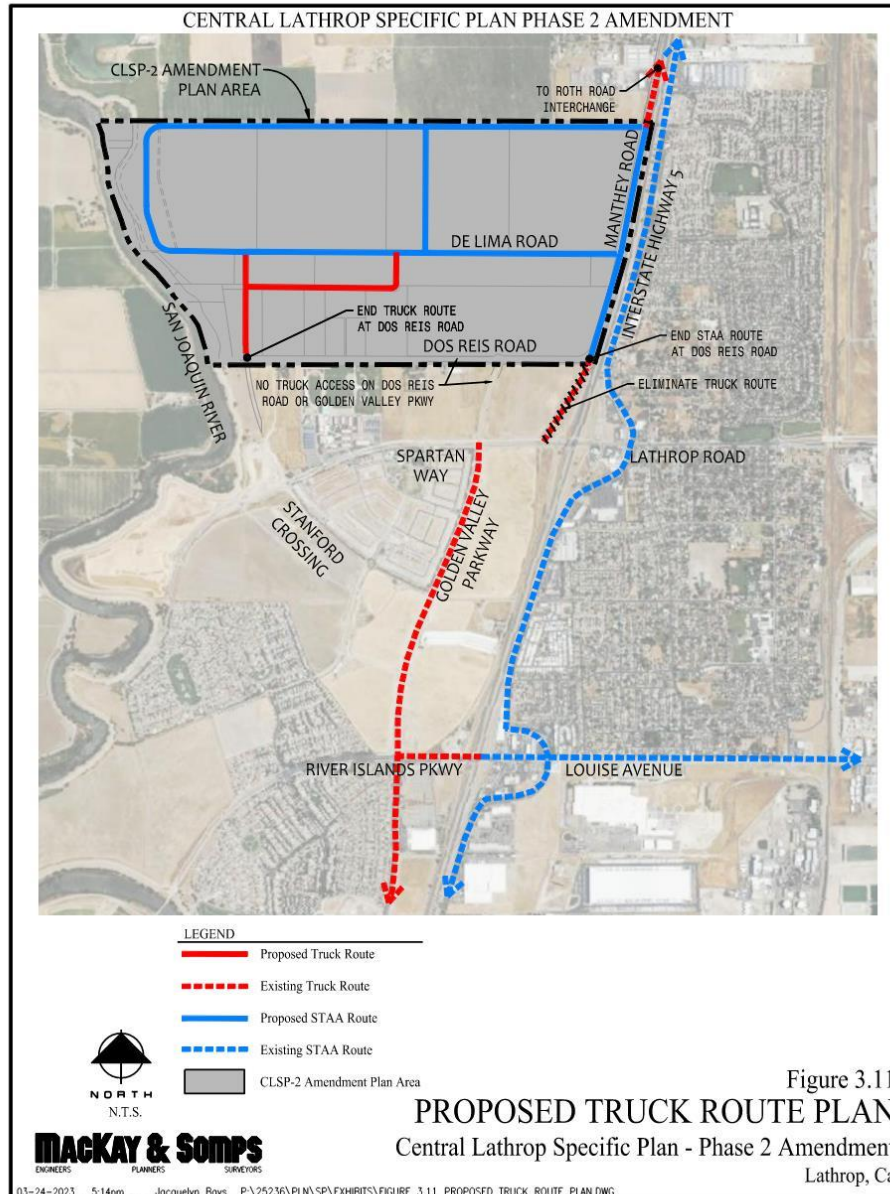
LEGEND	
	Multi-Use Trail within Park/Openpace
	Multi-Use Path within Public Right-Of-Way (No Bike Lane)
	Multi-Use Path and Bike Lane
	Sidewalk and Bike Lane
	CLSP-2 Amendment Plan Area Boundary



# Existing Truck Route



# Proposed Truck Route



# Design Guidelines



- ▶ The Design Guidelines in the CLSP Phase 2 Amendment cover the following:
  - Site Design
  - Circulation
  - Building Placement & Parking
  - Refuse, Storage & Equipment Areas
  - Landscaping
  - Walls & Fences
  - Public Spaces and Pedestrian Amenities
  - Lighting & Furniture
  - Architecture

# Design Guidelines



Pedestrian/bicycle safe crossing



Encouraging gathering areas in open spaces

# Design Guidelines



Monument signage



Entry protected from the elements



# Code Text Amendment



- ▶ The proposed Code Text Amendment includes the following:
  - Modifying Chapter 17.62, *Central Lathrop Zoning Districts* of the Lathrop Municipal Code (LMC) to establish an “IL–CL”, Limited Industrial Zoning District with development standards.
  - Add Article 6, IL–CL: Limited Industrial Zoning Districts to Chapter 17.62.

# CEQA



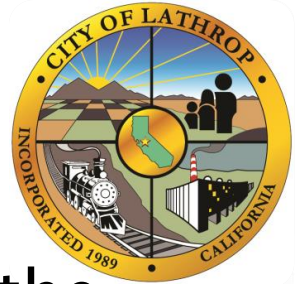
- ▶ A detailed Environmental Checklist, dated August 2023, was prepared to analyze the proposed Central Lathrop Specific Plan (CLSP) Phase 2 Amendment and associated Code Text Amendment.
- ▶ As explained in the Environmental Checklist in detail, the proposed projects are consistent with the City's General Plan, for which an EIR was prepared and certified, and there are no site-specific or cumulative impacts associated with the proposed projects that have not been fully addressed in a previous environmental document, or that cannot be reduced to a less than significant level through the application of uniformly applied development policies and/or standards. The findings in the Environmental Checklist demonstrate that no additional environmental analysis/review is required CEQA prior to approval of the proposed projects.

# Planning Commission



- ▶ The Planning Commission held a public hearing on the proposed CLSP Phase 2 Amendment and Code Text Amendment.
- ▶ After review and consideration of all information provided, and after taking and considering all public testimony, the Planning Commission voted unanimously (4-0) to adopt Resolution No. 23-12, recommending the City Council to find the project exempt from further environmental review and to approve the CLSP Phase 2 Amendment and Code Text Amendment.

# Recommendation



Planning Commission and Staff Recommend the following actions:

1. **Hold a Public Hearing;**
2. **Adopt a Resolution** to Find 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. **First Reading and Introduction of an Ordinance** to Approve the CLSP Phase 2 Amendment and Code Text Amendment.



# Questions / Comments?