

# CENTRAL LATHROP SPECIFIC PLAN PHASE 2 AMENDMENT AND CODE TEXT AMENDMENT NO. TA-23-104

CITY COUNCIL REGULAR MEETING | NOVEMBER 13, 2023 | ITEM: 5.2



# BACKGROUND



- ❑ The Central Lathrop Specific Plan (CLSP) Phase 2 area was modified from primarily residential to light industrial uses during the 2022 General Plan update due to the potential risk of residential permit restrictions prompted by the 200-year flood protection requirements.
- ❑ The levee improvements are estimated to cost approximately \$200 million, with no guaranteed federal or state funding.
- ❑ The change from residential to light industrial provides opportunities for increased local employment and tax revenue for the City.

# BACKGROUND



CLSP Development Timeline

Nov. 9, 2004, City Council approved the Central Lathrop Specific Plan



Sept. 19, 2022, City Council adopted the comprehensive update to the City's General Plan



Sept. 13, 2023, Planning Commission voted to approve the CLSP Phase 2 Amendment



Oct. 9, 2023, City Council approved the Zoning Map to be consistent with the General Plan



Nov. 13, 2023 City Council review of the CLSP Phase 2 Amendment



Future projects within CLSP Phase 2 Area

# VICINITY MAP – CLSP PHASE 2 AREA



# SUMMARY



- ❑ The CLSP Phase 2 Amendment is an effort to update the Specific Plan to be consistent with Implementation Action (LU-5f) of the General Plan.
- ❑ The CLSP Phase 2 document creates a comprehensive planning framework that guides the development of the 724-acre Phase 2 area.
- ❑ The document contains policies, action items and exhibits regarding:
  - Land Use
  - Circulation and Transportation
  - Management of natural resources
  - Infrastructure
  - Design Guidelines
  - Implementation

# SUMMARY



- ❑ The proposed Code Amendment will establish the “IL-CL”, Limited Industrial Zoning District which includes allowed uses and development standards.
- ❑ The IL-CL designation accommodates a wide range of job-generating uses, including:
  - Business Parks
  - Research Development
  - Technology & Energy
  - Light Industrial
  - Science & engineering
  - Warehouse & distribution

# CLSP PHASE 2 LAND USE MAP



# CLSP PHASE 2 LAND USE SUMMARY



<b>Designation</b>	<b>Land Use</b>	<b>Area (acres)</b>	<b>Potential Building Square Footage at Target FAR of 0.75 (SF)</b>
LI-CL	Limited Industrial	618.2	20,196,594
OS-CL	Open Space	29.3	-
P-CL	Park	11.2	-
	Major Road Right-of-Way	65.3	-
	<b>Total</b>	<b>724.0</b>	<b>20,196,594</b>



# DESIGN GUIDELINES



□ The Design Guidelines provide site design and architectural standards including provisions for:

- Circulation
- Landscaping
- Walls & Fences
- Style & Design
- Building Placement & Parking
- Trash Enclosure & Outdoor Storage
- Lighting & Furniture
- Signage

# DESIGN GUIDELINES



Enhance the character of the Specific Plan area by requiring high quality style and design

# DESIGN GUIDELINES



Enhance parking lot design with landscaping and promote open space areas

# LANDSCAPE & WALL BUFFER

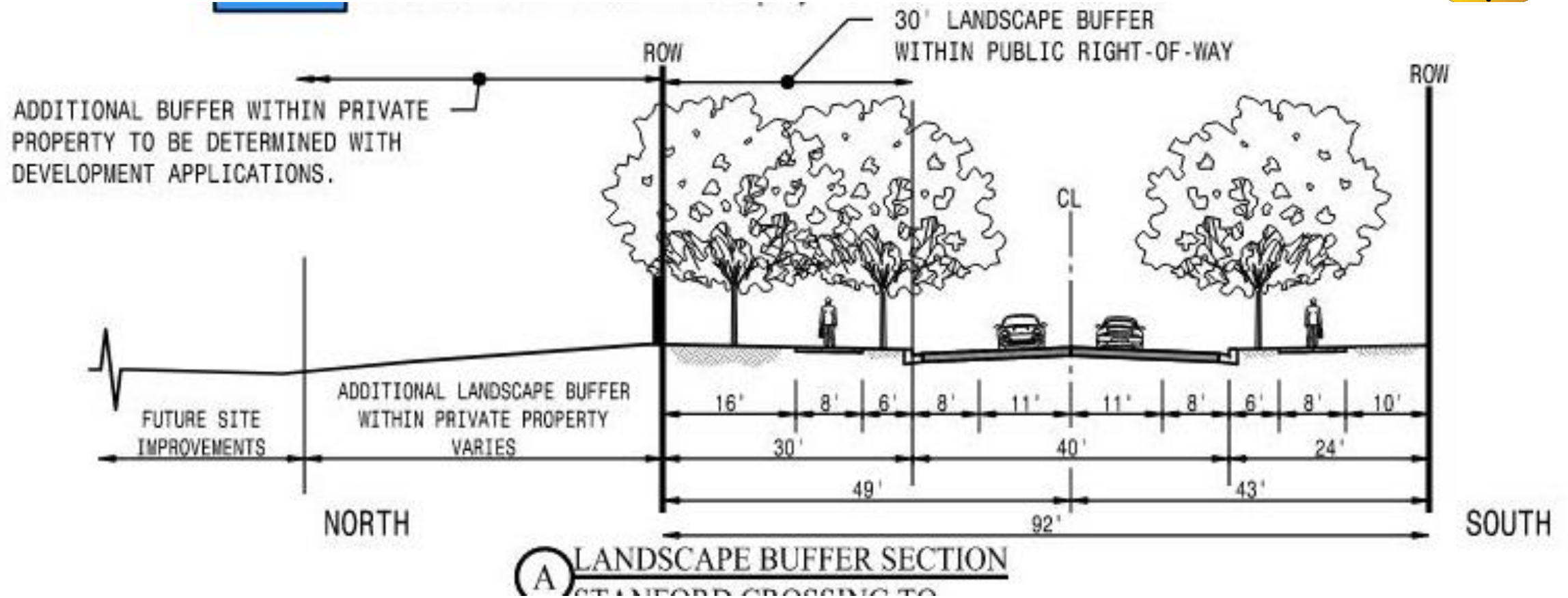


- ❑ The Specific Plan requires a Landscape buffer along the north side of Dos Reis Road.
  - ❑ The landscape buffer includes a 26 - 30 ft. wide landscape corridor within the public right-of-way.
  - ❑ Additional landscape buffer is required within the private property.
- ❑ An 8 ft. high masonry wall is required on the north side of Dos Reis Rd along future industrial development.

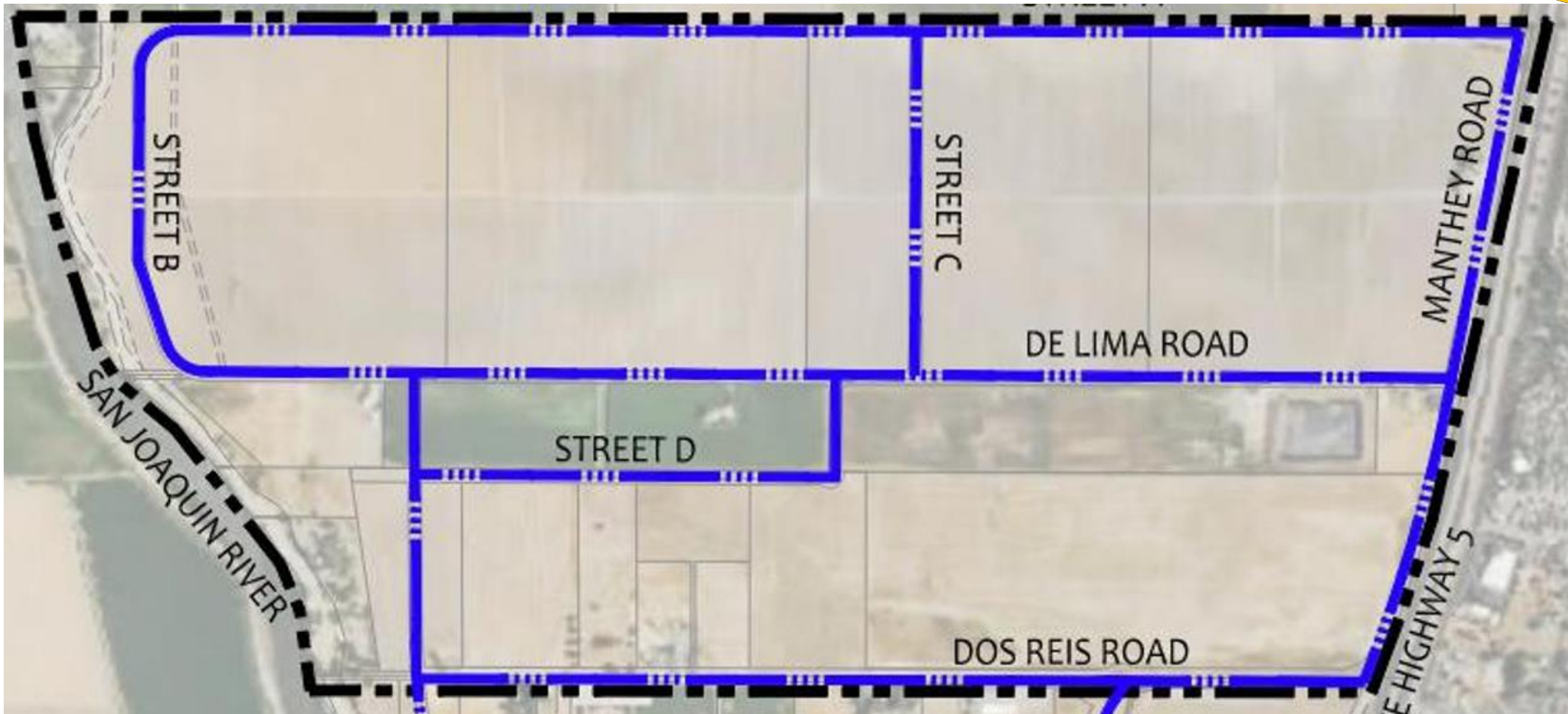
# LANDSCAPE & WALL BUFFER



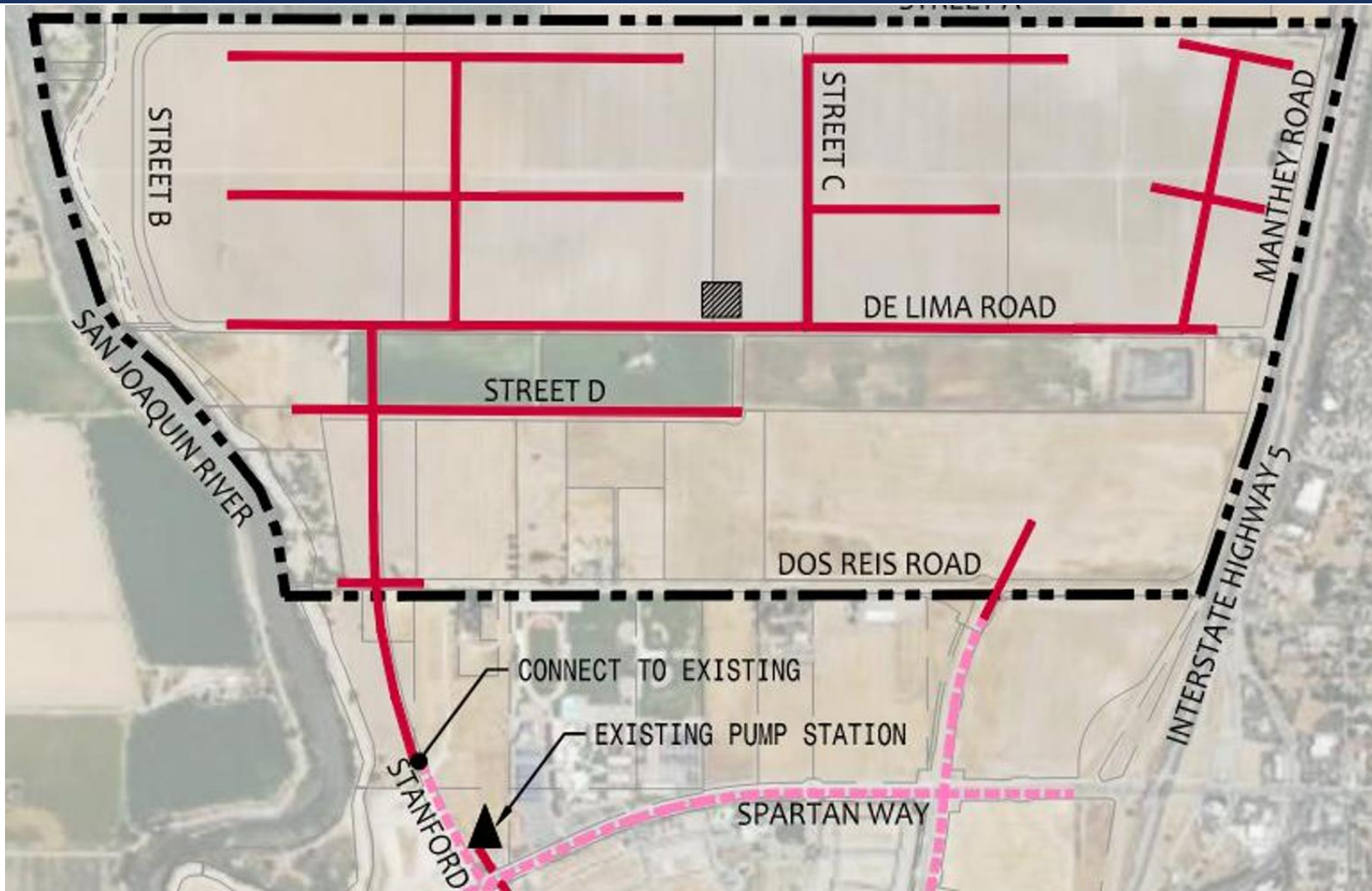
# LANDSCAPE & WALL BUFFER



# POTABLE WATER NETWORK

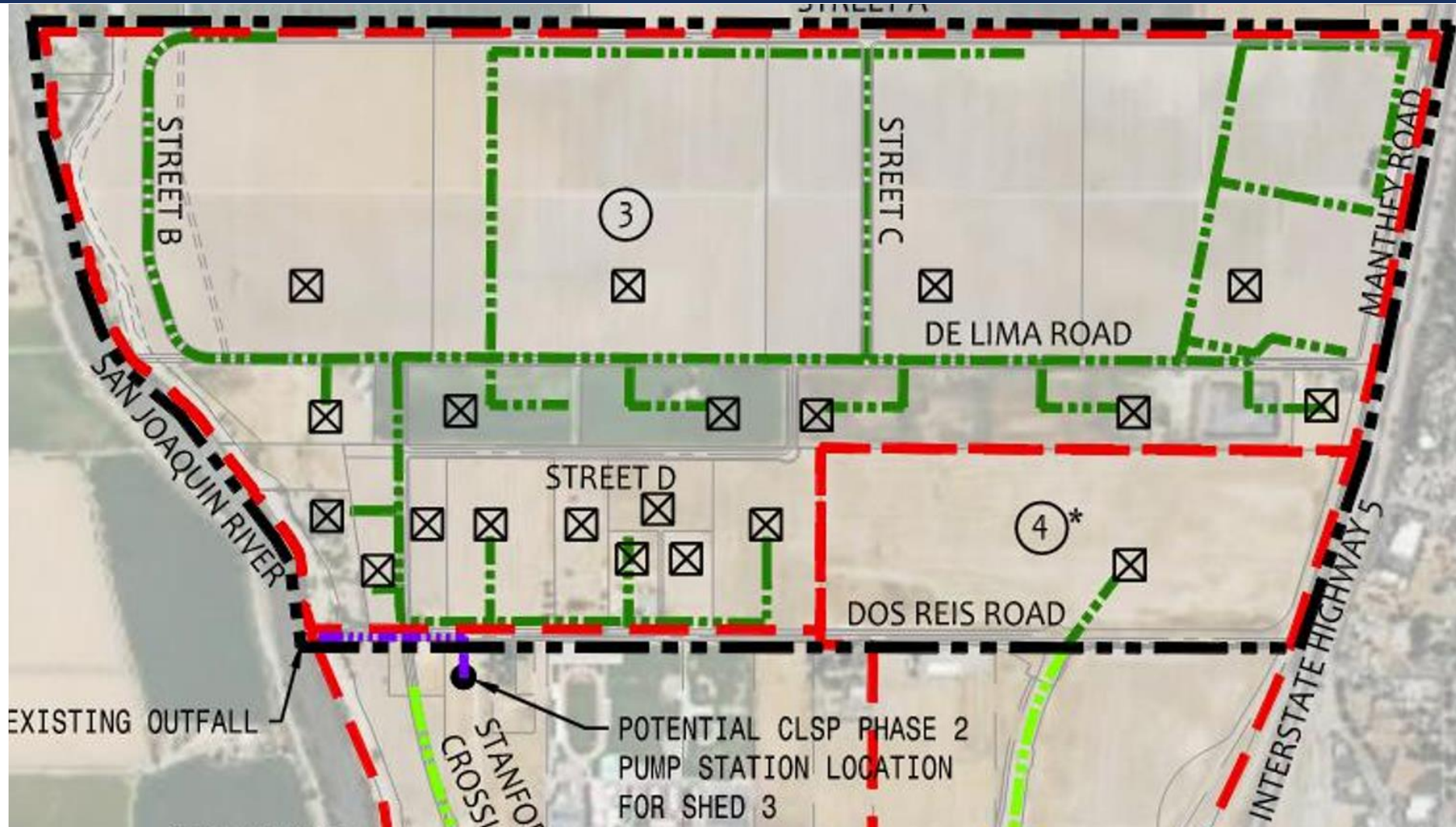


# WASTEWATER NETWORK

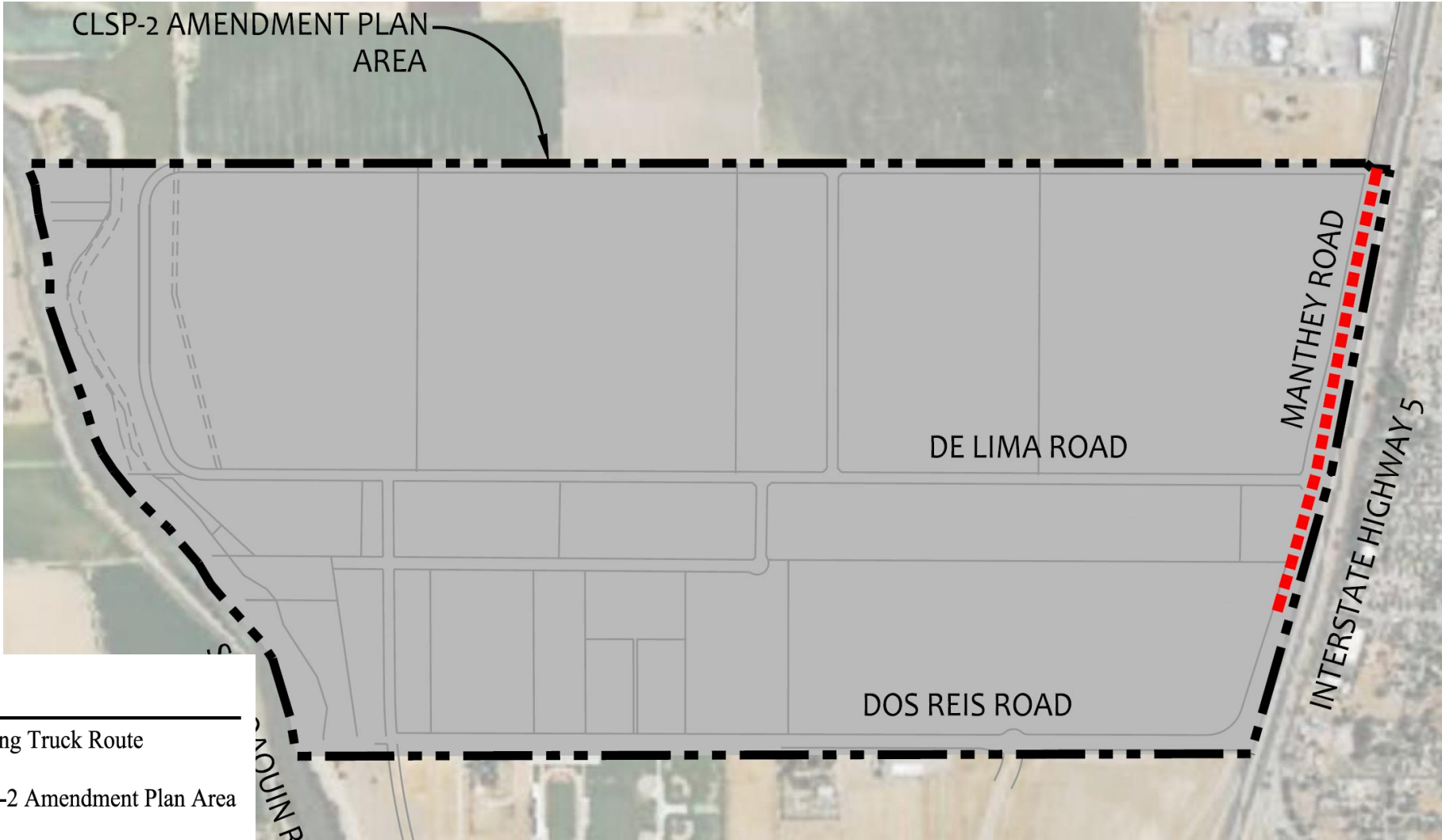





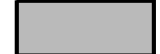
# STORMWATER NETWORK



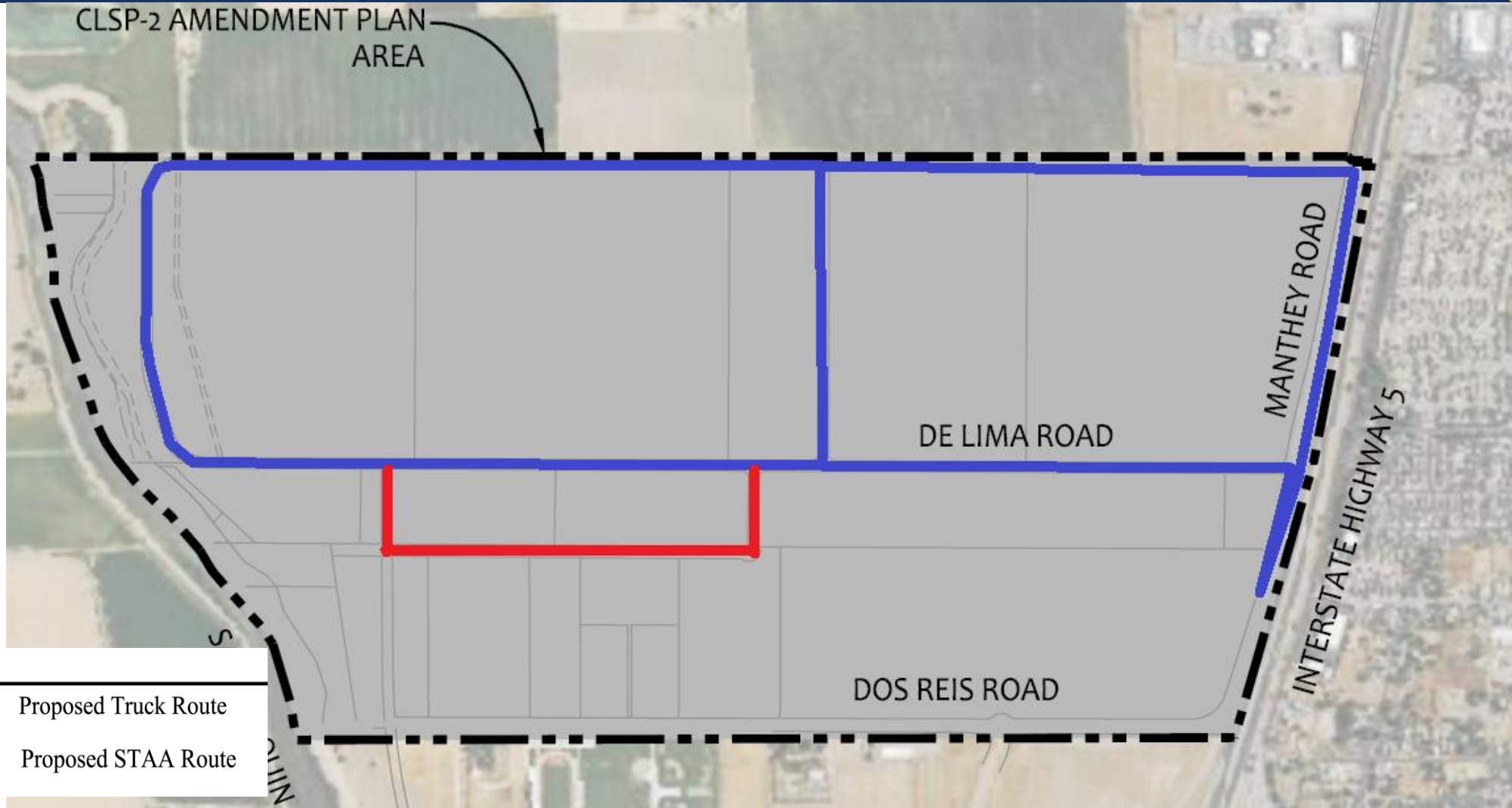
# EXISTING TRUCK ROUTE



## LEGEND

-  Existing Truck Route
-  CLSP-2 Amendment Plan Area

# PROPOSED TRUCK ROUTE



- LEGEND
- Proposed Truck Route
  - Proposed STAA Route

# CODE TEXT AMENDMENT



- ❑ The proposed Code Text Amendment includes the following.
  - ❑ Modify Chapter 17.62, Central Lathrop Zoning Districts of the (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 of the LMC.

# CEQA



- ❑ A detailed Environmental Checklist was prepared to analyze the proposed Central Lathrop Specific Plan (CLSP) Phase 2 Amendment and Code Text Amendment.
- ❑ CEQA Guidelines Section 15183 allows for a streamlined environmental review process for projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified.
- ❑ The findings in the Environmental Checklist demonstrate that no additional environmental analysis/review is required prior to approval of the proposed project.

# PLANNING COMMISSION



- ❑ On September 13, 2023, the Planning Commission held a public hearing on the proposed CLSP Phase 2 Amendment and Code Text Amendment.
- ❑ 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



- ❑ Consider testimony presented during the public hearing held on October 9, 2023;
- ❑ 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;
- ❑ First reading and introduction of an Ordinance to approve the CLSP Phase 2 Amendment and Code Text Amendment.