



Image: Lathrop Zoning Map

# Community Development

BIENNIAL 2025-2027, BUDGET REVIEW

PRESENTED BY: RICK CAGUIAT, DIRECTOR OF COMMUNITY DEVELOPMENT

# Organization Chart

Community Development Department, Planning Division



Image: Aerial photo of industrial buildings

# Overview

## The Planning Division:

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

Coordinates review of development proposals to ensure compliance with the LMC and 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.

Image: Aerial photo of residential buildings



Image: Photo of a warehouse building



# Accomplishments

Coordinated efforts of the Planning Division and Development Review Committee (Land Development Engineering, Building, Economic Development, and Public Safety) has helped the City attract new businesses and retain existing businesses by providing development applicants with streamlined development review.



Image: Photo of a pedestrian bridge

# Accomplishments (continued)

## Commercial, Residential, and Industrial Developments:

Planning managed the entitlement processes (i.e. Site Plan Review (SPR), Conditional Use Permit (CUP), Tentative Maps, CEQA, etc.) for Central Lathrop Design Review Board (CLDRB), and Planning Commission review and consideration.

- **TA Travel Plaza** – Fuel, retail, and restaurant.
- **Del Webb Community Center** – Recreation
- **Ashley Furniture** – Retail and warehouse
- **River Islands Stadium** – Sports and events
- **RI High Private Gym** – Multi-purpose gymnasium
- **AutoZone** – 7,400 sf auto parts store
- **Sam's Club** – 167,000 sf wholesale
- **Starbucks** – Addition to existing Chevron (Roth)
- **Lathrop Marketplace** – 3 multi-tenant pads
- **Chik-fil-A** – 5,000 sf quick service restaurant
- **River Islands Apts.** – 220-unit apartments on Town Center (under review)
- **Escala** – 198-unit duplex rental homes at Stanford Crossing (under construction)
- **Mossdale Landing West** – 829 lot single-family subdivision (under review)
- **Eagles Landing** – 95-lot subdivision (under construction)
- **Bacarra Multi-Family** – 235-unit multi-family project
- **Warren Ave** – tentative map to create 7 single-family lots

# Accomplishments (continued)

## Residential Developments (on-going projects):

- **Stanford Crossing** Approximately 1,600 out of the 1,680 (approved final map) single-family & multi-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 3,900 out of the 4,012 (approved final map) single-family & multi-family residential permits has been reviewed by Planning staff. Current effort underway to develop the town center.

**River Islands, Modified Phase 2** Approximately 380 out of the 951 (approved final map) residential permits has been reviewed by Planning staff.

Image: Photo of a lake and homes



# Accomplishments (continued)

## Other Citywide Projects:

- Zoning Ordinance and Zoning Map General Plan Consistency
- Central Lathrop Phase 2 General Plan Consistency
- Housing Element Update (6<sup>th</sup> Cycle)
- General Plan Housing Element Progress Report
  - 2023 APR
  - 2024 APR
- Annual Zoning Omnibus
- Grant Funding (Reap 2.0) – support housing production

# 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.
- Conduct annual review of the General Plan Housing Element and provide a report of the Implementation Programs to the City Council and HCD.
- Support the City's Economic Development Administrator to attract, retain, and expand businesses in the City.
- Conduct annual reviews of development agreements and implementing provisions, including Environmental Mitigation Measures, and Traffic Monitoring 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



Image: Photo of a subdivision sign

Expense Description ▼	FY2024/25 Amended Budget ▼	FY2025/26 Proposed Budget ▼	FY 2026/27 Proposed Budget ▼	FY 24/25 to FY25/26 Inc/ (Dec) ▼	Comments ▼
Personnel Services	\$657,578	\$775,717	\$915,495	\$118,139	Increase due to annual adjustments to retirement, healthcare, COLA and step increase to regular salaries.
Contractual Services	\$574,139	\$304,100	\$304,100	(\$270,039)	Decrease due to change in developer funded projects. Developer funded contracts are offset by revenue received.
Fixed Charges	\$31,849	\$34,894	\$35,506	\$3,045	Increase due to allocation adjusted yearly based on each City's per capita of the total City population in SJ County to support LAFCo.