

MUNICIPAL CODE TEXT AMENDMENT TA-25-158

CITY COUNCIL REGULAR MEETING | FEBRUARY 9, 2026 | ITEM: 5.2



SUMMARY



- ❑ Municipal Code Text Amendment No. TA-25-158 is a staff-initiated proposal to modify various sections of the Lathrop Municipal Code.
- ❑ The proposed amendments include integration of current City policies, Housing Element Program Implementation, State law, and best practices within the Planning profession.

BACKGROUND



- ❑ Staff regularly review and monitors various department policies, procedures, and the Zoning Ordinance for areas that need improvement and consistency with State Law.
- ❑ From 2013-2024, the City approved similar efforts and updated various sections of the Municipal Code.

AMENDMENTS



Chapter 17.04 General Provisions

- The proposed amendment will clarify what is considered an Accessory Structure, define a Battery Energy Storage System (BESS), and modify the small and large residential care home definitions.

AMENDMENTS



Chapter 17.30 Specialized Housing Regulations:

- The proposed amendment will create a new chapter to include Low Barrier Navigation Centers, Transitional and Supportive Housing, Residential Care Facilities, Farm Worker and Employee Housing, Streamlined Affordable Housing Approvals, Emergency Shelters, and Reasonable Accommodation for Persons with Disabilities.
- This is in compliance with the City's 6th Cycle Housing Element.

AMENDMENTS



□ Chapters 17.32, 17.36, 17.57, & 17.62

- The proposed amendment to these chapters will require a Conditional Use Permit to allow a group home of 7 or more persons in compliance with the City's 6th Cycle Housing Element.

AMENDMENTS



□ Chapter 17.58 Lathrop Gateway Business Park Zoning Districts

- This proposed amendment will update the Permitted and Conditionally Permitted Use lists, add Battery Energy Storage System (BESS) as a Conditional Use with distance requirements, and fix a typographical error.

AMENDMENTS



Chapter 17.6 I River Islands Zoning Districts

- The proposed amendment will update the Permitted Use description to remove schools within the Open Space (OS/P-RI) Zoning Designation, update the Permitted Use Table, and update the multi-family parking requirements in compliance with the City's 6th Cycle Housing Element.

AMENDMENTS



Chapter 17.64 Home Occupations

- The proposed amendment will update the chapter to provide a “Purpose” section to clearly define the intent of the chapter and to be consistent with other chapters of the Lathrop Municipal Code.

AMENDMENTS



Chapter 17.74 & 17.126

- The proposed amendment will relocate these chapters from the Lathrop Municipal Code (LMC), to the new proposed Chapter 17.30 Specialized Housing Regulations.

AMENDMENTS



□ Chapter 17.76 Off-Street Parking and Loading

- The proposed amendment will update the bicycle, passenger vehicle, parking standards, and multi-family parking requirements in compliance with the City's 6th Cycle Housing Element.

AMENDMENTS



□ Chapter 17.80 Accessory Dwelling Units

- The proposed amendment will update several sections of the chapter to be consistent with State Law.

AMENDMENTS



□ Chapter 17.92 Landscaping and Screening Standards

- The proposed amendment will clarify various drought tolerant landscaping materials eligible to count towards the landscaping requirement calculation.

AMENDMENTS



□ Chapter 17.100 Site Plan Review

- The proposed amendment will add a section to allow the Planning Commission or City Council to grant a greater time extension for Site Plan Review applications for qualifying projects due to the size and scale or amount of off-site improvements.

AMENDMENTS



- Chapter 17.108 Administrative Approval of Certain Uses
 - The proposed amendment will clarify that any temporary use on a commercial or industrial property will require a Temporary Use Permit (TUP).

AMENDMENTS



Chapter 17.112 Conditional Uses

- The proposed amendment will update a reference code section clarifying that any proposed projects located within the Central Lathrop Phase 2 area (north of Dos Reis Road and South of De Lima Road) will require approval of a Conditional Use Permit (CUP) from the City Council per the City's 2022 General Plan Update.

AMENDMENTS



□ Chapter 17.116 Nonconforming Uses and Structures

- The proposed amendment will update various sections of the chapter to clarify alterations and additions to nonconforming uses.

AMENDMENTS



Chapter 17.124 Amendments

- The proposed amendment will add public hearing notice requirements to be consistent with State law.
- State law requires a 20-day notice instead of the standard 10-day when there is an amendment to the allowed land uses.

CEQA



- ❑ The proposed Municipal Code Amendment is exempt according to CEQA Article 5 Section 15061 by the “Common Sense Exemption”.
- ❑ The amendment does not change the zoning designation on any individual property and does not affect existing land use or density.

PLANNING COMMISSION



- ❑ On January 21, 2026, the Planning Commission held a public hearing on the proposed Municipal Code Text Amendment.
- ❑ Following deliberation, the Planning Commission voted in favor to recommend the City Council adopt an Ordinance to Approve the proposed amendments.

RECOMMENDATION



- ❑ Conduct a Public Hearing; and
- ❑ Introduce an Ordinance adopting various amendments to the Lathrop Municipal Code (LMC) to modernize, simplify, and streamline various sections of Title 17, Zoning.