



PLANNING COMMISSION
STAFF REPORT

DATE: July 19, 2023

APPLICATION NO: River Islands Lakeside West Neighborhood Design Plan
No. NDP-23-81

LOCATION: Lakeside West District (Phase 1 of River Islands at Lathrop)

REQUEST: Planning Commission to Consider Adoption of a Resolution Approving the Amendment to the River Islands Lakeside West District Neighborhood Design Plan and Architectural Design Guidelines and Development Standards (DG/DS).

APPLICANT: River Islands Development, LLC
Attn: Ramon Batista
73 W. Stewart Road
Lathrop, CA 95330

PROPERTY OWNER: River Islands Stage 2B, LLC
73 W. Stewart Road
Lathrop, CA 95330

CEQA STATUS: The Proposed Project Falls Within the Scope of the Previously Certified River Islands Subsequent Environmental Impact Report (SEIR) (SCH No. 1993112027) for the River Islands at Lathrop Phase 1 Project.

SUMMARY:

The applicant is requesting an amendment to modify the Neighborhood Design Plan (NDP) and Architectural Design Guidelines and Development Standards (DG/DS) to allow for a minor reduction in the open space designated area of the Lakeside West District.

Staff recommends the Planning Commission adopt Resolution No. 23-9 approving the amendment to the Neighborhood Design Plan and Architectural Design Guidelines and Development Standards (DG/DS) for the Lakeside West District of River Islands at Lathrop (Phase 1).

SITE DESCRIPTION

The Lakeside West District is located within Stage 2B, Phase 1 of Vesting Tentative Map (VTM) 3694. The Lakeside West District is adjacent to the Lakeside East District along the Old River boundary. The area in question is located north of Duggar Drive adjacent to Fullbright Court, as show below:



BACKGROUND

The West Lathrop Specific Plan (WLSP) requires the preparation of an Architectural Design Guidelines and Development Standards (DG/DS) for areas of new development within River Islands. The purpose of the DG/DS is to provide standards and guidelines for the City of Lathrop to review new proposed homes for the various Planning Districts in the River Islands development. The DG/DS in particular is utilized by the residential builders and City staff to provide guidance regarding setbacks, lot standards, accessory structures, landscaping, etc.

The Lakeside West DG/DS was approved by Planning Commission on December 2, 2020 and amendments were approved by Planning Commission on March 17, 2021 and on October 20, 2021.

Additionally, the WLSP requires the preparation of a Neighborhood Design Plan (NDP) for areas of new development within River Islands. The NDP provides requirements for the use, development, improvement and maintenance of master developer-constructed portions of the River Islands project. The Lakeside West NDP was approved by Planning Commission on December 2, 2020.

The proposed amendment to the Lakeside West NDP and DG/DS were presented to the Stewart Tract Design Review Committee (STDRC) on July 5, 2023. The STDRC voted unanimously to recommend the proposed amendment for Planning Commission approval.

ANALYSIS

River Islands is requesting to reduce the designated open space area (as indicated in Attachment 3) to allow adjacent property owners an option to increase the size of their backyards. The open space is not counted towards Quimby Act requirement; therefore, there is no conflict for the provision of providing park acreage for the development.



Additionally, the applicant is required to provide updated exhibits for the following pages to reflect this amendment:

- NDP: 5, 7, 13 - 16, 18 - 21, 23, 28, 33, 35, 40, 46 - 48, 50, 54, 55, 58, & 62
- DG/DS: 44 - 46, 63, 64, 67, & 68

The above referenced sheets of the NDP and DG/DS will be updated prior to building permit issuance for any affected properties.

CEQA REVIEW

Environmental review for the River Islands project as a whole was addressed in the certified River Islands Subsequent Environmental Impact Report (SEIR) for the River Islands at Lathrop Phase 1 Project (State Clearinghouse No. 1993112027). The SEIR considered the full range of potential environmental effects of urban development of the entire River Islands Project, including the planned urban development of the Project Site.

The proposed project will not produce any new significant environmental impacts, and no new mitigation measures are required. The SEIR specified the mitigation measures needed to reduce potentially significant environmental effects of the River Islands project to a less than significant level. The proposed project is required to conform to these mitigation measures.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution 23-9 approving the amendment to the Lakeside West Neighborhood Design Plan and Architectural Design Guidelines and Development Standards for River Islands at Lathrop (Phase 1).

Approvals:



Trent DaDalt, Assistant Planner

7/12/2023
Date



James Michaels, Senior Planner

7/12/2023
Date



Rick Cagniat, Community Development Director

7/12/2023
Date



Salvador Navarrete, City Attorney

7-12-2023
Date

Attachments:

1. PC Resolution No. 23-9 for Lakeside West NDP & DG/DS
2. STDRC NDP & DG/DS Recommendation Letter dated July 5, 2023
3. Revised Page 16 from Lakeside West NDP

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 23-9**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
APPROVING AN AMENDMENT TO THE LAKESIDE WEST DISTRICT
NEIGHBORHOOD DESIGN PLAN AND DESIGN GUIDELINES AND
DEVELOPMENT STANDARDS (NDP-23-81)**

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public meeting to consider the proposed project pursuant to the Lathrop Municipal Code; and

WHEREAS, the request is to amend the Lakeside West District Neighborhood Development Plan (NDP) and Design Guidelines and Development Standards (DG/DS) to allow for a minor reduction in the open space area as indicated on Attachment 3 of the staff report; and

WHEREAS, the City of Lathrop has adopted the West Lathrop Specific Plan (WLSP), which governs land use and development within the Stewart Tract; and

WHEREAS, the River Islands Urban Design Concept (UDC) for Phase 1 has been prepared and approved by the City Council in accordance with the requirements of the WLSP; and

WHEREAS, the WLSP requires that a Neighborhood Design Plan (NDP) and Architectural Design Guidelines and Development Standards (DG/DS) be prepared, reviewed by the Stewart Tract Design Review Committee (STDRC), and approved by the Planning Commission for each community within the River Islands project; and

WHEREAS, the original Lakeside West District NDP and DG/DS was reviewed by the STDRC, and approved by the Planning Commission on December 2, 2020 per Resolution No. 20-15 in accordance with the requirements of the WLSP, and amended by the Planning Commission on March 17, 2021 and October 20, 2021 per Resolution No. 21-5 and No. 21-28, respectively in accordance with the requirements of the WLSP; and

WHEREAS, the proposed amendment to the Neighborhood Design Plan and Architectural Design Guidelines and Development Standards for the Lakeside West District have been reviewed by the STDRC and recommended to the Planning Commission on for approval; and

WHEREAS, the environmental review for the River Islands project as a whole was addressed in the certified River Islands Subsequent Environmental Impact Report (SEIR) for the River Islands at Lathrop Phase 1 Project (State Clearinghouse No. 1993112027). The SEIR considered the full range of potential environmental effects of urban development of the entire River Islands Project, including the planned urban development of the Project Site. The proposed project will not produce any new significant environmental impacts, and no new mitigation measures are required. The SEIR specified the mitigation measures needed to reduce potentially significant environmental effects of the entire River Islands project to a less than significant level. The proposed project is required to conform to these mitigation measures; and

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date; and

WHEREAS, that the Planning Commission of the City of Lathrop does hereby make the following finding that the proposed project will comply with the requirements of the Zoning Ordinance and design standards of the Lathrop Municipal Code upon development, as conditioned and is consistent with the following land use goals and policies of the City of Lathrop General Plan:

- **LU-1.4:** *“Continue to support the development of a variety of housing types and densities that meet the needs of individuals and families, and offers residents of all income levels, age groups and special needs sufficient housing opportunities and choices. (Additional policies specifically related to Housing are included in the General Plan’s Housing Element)”*
- **LU-1.7:** *“Ensure consistency between the Land Use Map and implementing plans, ordinances, and regulations.”*
- **LU-1.9:** *“Promote equitable land use patterns to ensure that all residents in neighborhoods have access to community amenities and transportation choices, and have safe places to walk and bike.”*

THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lathrop based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby approve the amendment to the Lakeside West District Neighborhood Design Plan and Architectural Design Guidelines & Development Standards to allow for a minor reduction in the open space area as indicated on Attachment 3 of the staff report; incorporated by reference herein.

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a Regular Meeting on the 19th day of July 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tosh Ishihara, Chair

ATTEST:

APPROVED AS TO FORM:



Rick Caguiat, Secretary

Salvador Navarrete, City Attorney

July 11, 2023

Rick Caguiat
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330
Email: rcaguiat@ci.lathrop.ca.us

Subject: Recommendation for Approval of River Islands Lakeside West NDP and AG/DS
Amendment

Dear Rick:

At its meeting of July 10, 2023, the Stewart Tract Design Review Committee voted unanimously to recommend approval of an amendment to the Lakeside West Neighborhood Design Plan (NDP) and Architectural Guidelines and Design Standards (AG/DS) to the Lathrop Planning Commission. The example page of the revision is attached. The Committee recommended that the documents be amended for all pages that include the graphic involved.

An electronic copy of the document will be transmitted to you. Please let us know if you require hard copies.

If you have any questions regarding this letter, please feel free to contact me at (209) 879-7900 or at sdelloso@riverislands.com.

Sincerely,


Susan Dell'Osso, President
River Islands Stage 2B, LLC

cc: Brad Taylor, City Engineer
Ed Short, City of Lathrop Chief Building Official
James Michaels, Senior Planner
Trent Dedalt, City of Lathrop Assistant Planner
Ken Reed, Senior Construction Manager

OPEN SPACE LAND USE

Open spaces help define places and provide meeting locations, recreational opportunities and visually stimulating points of interest. Open spaces can be defined as large neighborhood parks, pocket parks, lake frontage, streetscapes and trails. Each open space creates an environment specific to its location and context.

In-tract streetscapes are defined as landscape areas between curbs and sidewalks and create consistent themes for streets within each community.

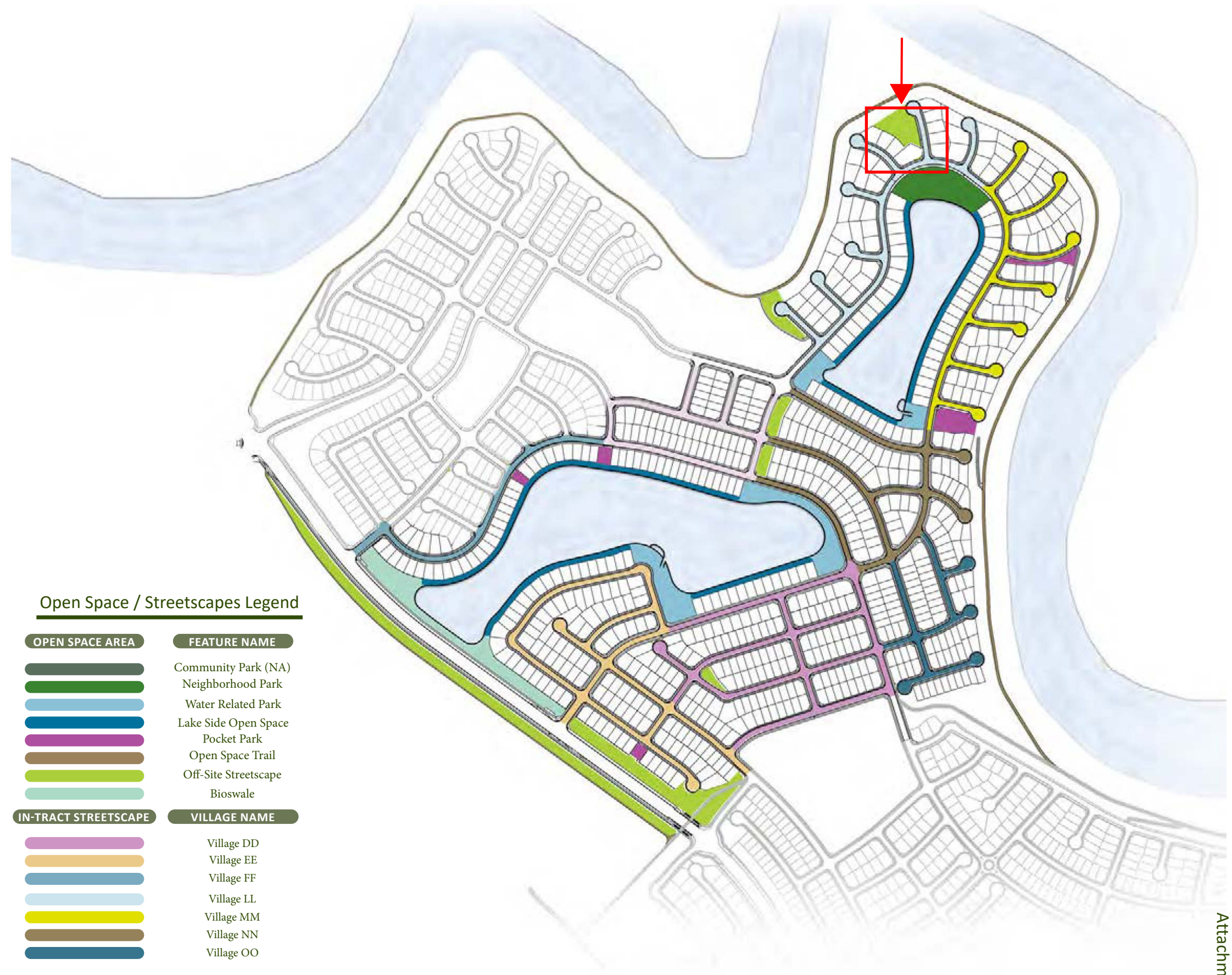
Off-site streetscapes are areas outside the subdivision along major streets and include parkway strips, areas between the sidewalk and masonry walls or fences and neighborhood gateways. These spaces create a consistent theme throughout Lakeside West District (Stage 2B) and encourage passive recreation and pedestrian interaction.

Open spaces adjacent to lakes should also encourage light recreation and provide a small scale and open pedestrian interaction. These spaces should provide opportunities for relaxation and contemplation within a visually stimulating environment.

The Lakeside West District (Stage 2B) also features the signature element of a riverfront trail on the San Joaquin River. This strategy of bridging the river levee and introducing residents and visitors to a beautiful, educational feature of the neighborhood will contribute to pride of ownership for future residents as well as continued environmental stewardship.

Neighborhood and pocket parks should create places for more structured recreational interaction. Parks should encourage large scale pedestrian use and create opportunities for exercise, relaxation and physical recharge from day-to-day obligations.

The Lakeside West District (Stage 2B) encourages pedestrian access throughout the entire community. A network of trails and pathways throughout River Islands makes this a unique and interactive community. Proximity to the San Joaquin River affords the opportunity for an open space trail to encourage pedestrian and bicycle recreation. Several pedestrian connections from the community trail network to surrounding open space trails exist to encourage interaction with natural and rural opportunities surrounding River Islands.



Open Space / Streetscapes Legend

OPEN SPACE AREA	FEATURE NAME
[Dark Green Swatch]	Community Park (NA)
[Medium Green Swatch]	Neighborhood Park
[Light Blue Swatch]	Water Related Park
[Dark Blue Swatch]	Lake Side Open Space
[Purple Swatch]	Pocket Park
[Brown Swatch]	Open Space Trail
[Light Green Swatch]	Off-Site Streetscape
[Teal Swatch]	Bioswale
IN-TRACT STREETScape	VILLAGE NAME
[Pink Swatch]	Village DD
[Orange Swatch]	Village EE
[Blue Swatch]	Village FF
[Light Blue Swatch]	Village LL
[Yellow Swatch]	Village MM
[Brown Swatch]	Village NN
[Dark Blue Swatch]	Village OO