



PLANNING COMMISSION
STAFF REPORT

DATE: March 20, 2024

APPLICATION NO: Neighborhood Development Plan No. NDP-24-30

LOCATION: Old River District (Stage 2B), River Islands Phase 2

REQUEST: Planning Commission to Consider Adoption of a Resolution to Approve the Amendment to the River Islands Old River District Architectural Design Guidelines and Development Standards (DG/DS) of River Islands at Lathrop Phase 2.

APPLICANT: River Islands Stage 2B, 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 2 Project. Therefore, No Further Environmental Review is Required in Accordance with the California Environmental Quality Act.

SUMMARY:

The Applicant is requesting an amendment to modify and update the River Islands Old River District Architectural Design Guidelines & Development Standards (DG/DS). The proposed amendment includes revising page 48 “Section 2.2.2 Medium Density Architectural (MDR) Development Standards” and page 52 “Table 2.6 Medium Density Architectural (MDR) – Courtyard – “Four Packs”. This will allow for the development of Village KK and the product type that is proposed to be built.

Staff recommends that the Planning Commission adopt Resolution No. 24-2, approving the amendment to the River Islands Old River District Architectural Design Guidelines & Development Standards.

BACKGROUND:

The West Lathrop Specific Plan (WLSP) requires the preparation of a Neighborhood Development Plan (NDP) and Architectural Design Guidelines and Development Standards (DG/DS) 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 purpose of the DG/DS is to establish design guidelines and standards for residential development and associated site improvements to be constructed by the residential builders. This includes overall residential design principles, guidelines for orientation, siting and architecture of new residences, and more specific guidelines for building form, roof style, wall and window details, outdoor spaces and colors. This will also include guidelines for minimum setback and height requirements for the future homes and structures.

On August 4, 2021, the Planning Commission approved the Old River District NDP and DG/DS, On October 20, 2021, the Planning Commission approved the 1st amendment to the DG/DS which included a reduction in the rear yard living space setback from 15' to 10' to allow for the California Room with a "Sleeper Porch" option for selected lots that either back up to open space, a lake, or property not planned for residential. On March 29, 2023, the Planning Commission approved the 2nd amendment to the DG/DS, which included adding development standards for a "Four Pack + ADU" project.

ANALYSIS:

The applicant is proposing the 3rd amendment to the Old River District DG/DS by revising page 48 "Section 2.2.2 Medium Density Architectural (MDR) Development Standards" (Attachment 2) and page 52 "Table 2.6 Medium Density Architectural (MDR) – Courtyard – "Four Packs" (Attachment 3). The purpose of these modifications is to update the development standards in regards to setbacks, height, parking, etc. to support the development of the housing product proposed in Village KK by Van Daele Homes. Once these development standards are added to the Old River District DG/DS document, Van Daele Homes will be able to submit a formal application to the City which will be reviewed in detail by the City's Development Review Committee (which includes a representative from the Planning, Building, Public Works, Fire, and Police Department) to ensure compliance with all applicable City guidelines and requirements.

The proposed amendments are consistent with the following General Plan Land Use policies:

- **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."*

**Amendment to the Old River District DG/DS
Neighborhood Development Plan No. NDP-24-30**

Item 9.2

The amendment to the Old River District DG/DS was presented to the Stewart Tract Design Review Committee (STDRC) on March 6, 2024. The STDRC voted unanimously to recommend the proposed modifications for Planning Commission approval.

CEQA REVIEW:

Environmental review for the River Islands project as a whole was completed in the certified Subsequent Environmental Impact Report (SEIR) for the River Islands at Lathrop Phase 2 Project (State Clearinghouse No. 1993112027). The SEIR considered a full range of potential environmental effects of urban development of the entire River Islands Project, including 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 No. 24-2 approving the amendment to the River Islands Old River District Architectural Design Guidelines & Development Standards.

Approvals:



Trent DaDalt, Associate Planner

3/7/2024
Date



James Michaels, Senior Planner

3/7/2024
Date



Rick Cagnat, Community Development Director

3/8/24
Date



Salvador Navarrete, City Attorney

3-11-2024
Date

Attachments:

1. PC Resolution No. 24-2 Old River District DG/DS Amendment
2. Page 48 "Table 2.2.2 Medium Density Architectural (MDR) Development Standards"
3. Page 52 "Table 2.6 Medium Density Architectural (MDR) – Courtyard – "Four Packs"
4. STDRC Recommendation Letter dated March 6, 2024

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 24-2**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
APPROVING AN AMENDMENT TO THE RIVER ISLANDS OLD RIVER DISTRICT
ARCHITECTURAL DESIGN GUIDELINES AND DEVELOPMENT STANDARDS
(NDP-24-30)**

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

WHEREAS, the request is to modify and update the River Islands Old River District Architectural Design Guidelines & Development Standards (DG/DS). The proposed amendment includes revising page 48 “Section 2.2.2 Medium Density Architectural (MDR Development Standards” and page 52 “Table 2.6 Medium Density Architectural (MDR) – Courtyard – “Four Packs” to allow for the construction of the housing product in relation to the lot configurations for Village KK; and

WHEREAS, the City of Lathrop adopted the West Lathrop Specific Plan (WLSP) in 2003, which governs land use and development within Stewart Tract; and

WHEREAS, the River Islands Urban Design Concept (UDC) for Phase 2 had previously been approved by the City Council in accordance with the requirements of the WLSP; and

WHEREAS, the WLSP requires that a Neighborhood Development Plan (NDP) and Architectural Design Guidelines 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 River Islands Old River District NDP and DG/DS were reviewed by the STDRC and approved by the Planning Commission on August 4, 2021 per Resolution No. 21-21 and 21-22, respectively, in accordance with the requirements of the WLSP; and

WHEREAS, the proposed amendments to the Architectural Design Guidelines & Development Standards for the River Islands Old River District have been reviewed by the STDRC and recommended to the Planning Commission for approval; and

WHEREAS, the environmental review for the River Islands project as a whole was completed in the certified Subsequent Environmental Impact Report (SEIR) for the River Islands at Lathrop Phase 2 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 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 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.

THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Lathrop does hereby make the 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.”*

FURTHER, 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 River Islands Old River District Architectural Design Guidelines & Development Standards as shown in Attachment 2 & 3 of the Staff Report that accompanied this resolution.

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a Regular Meeting on the 20th day of March 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tosh Ishihara, Chair

ATTEST:

APPROVED AS TO FORM:

Rick Caguiat, Secretary



Salvador Navarrete, City Attorney

2.2.2 Medium Density Architectural (MDR) Development Standards

The MDR land use designation is intended to provide a denser attached single family or multi-family housing products. The permitted density range for this category is 6 to 14 units per acre.

Lot Sizes:	Courtyard lots (Four Packs)	Courtyard lots (4 Pack+ADU)	Courtyard lots (Eight/Six Packs)
Setbacks (Minimum)			
Front Yard @ Street			
Living Space (First/Second Story)	(5'/10')	(5'/15)	(10'/10')
Porch (3' min. clear depth)	5'	5'	5'
Garage Front Facing (Door)	18'	18'	18'
Side-Entry Garage Wall	N/A	N/A	N/A
Front Courtyard walls	N/A	N/A	N/A
Front walls (Private Street)	N/A	N/A	N/A
Front Yard @ Private Street			
Living Space (First/Second Story)	5'/5'	7'/10'	3'/3'
Porch (3' min. clear depth)	4'	3'	3'
Garage Front Facing (Door)	18'	7'	3'
Side-Entry Garage Wall	N/A	N/A	N/A
Side Yard			
Living Space (Interior Property Line)	4'	4'	4'
Living Space (Corner Property Line)	N/A	N/A	N/A
Detached Garages	N/A	N/A	N/A
Street Side Yard	5'	10'	9'
Rear Yard			
Living Space (Min./Ave)	8'/8'	10'/10'	4'/4'
Front Entry Attached/Detached Garages	N/A	N/A	N/A
Garages with Rear Access (Apron)	N/A	N/A	N/A
Patio Covers (1 Story Height)	4'	N/A	N/A
Paseo Walk			
Living Space (to enter of Paseo)	N/A	N/A	N/A
Porch (to center of Paseo)	N/A	N/A	N/A
Alley / Private Drive			
Garage (door)	18'	18'	3'
Garage (to center of Private Drive)	N/A	N/A	N/A
Porch	4'	4'	N/A
Height (Maximum to Ridge Line)			
Primary Dwelling	35' (2 Stories)	35' (2 Stories)	35' (2 Stories)
Detached Garage/Accessory Unit	N/A	N/A	N/A
Parking			
Resident (Garage)	2 Cars min.	2 Cars min.	2 Cars min.
Guest (Apron)	2 Cars min.	N/A	1 car per ADU
Building Coverage	N/A	N/A	N/A

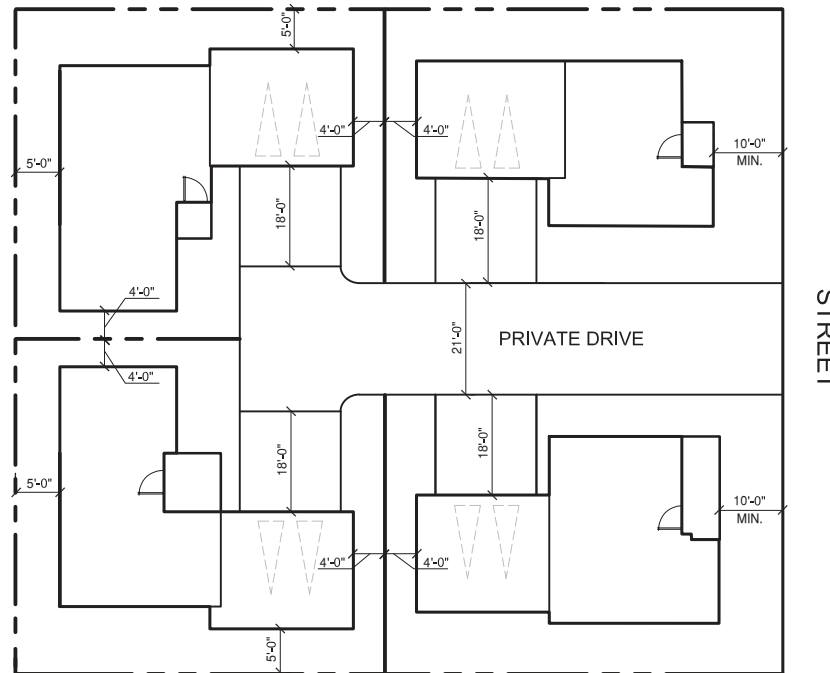
Table 2.1 Summary of River Islands - Architectural Development Standards (Continued)

Table 2.6 Medium Density Architectural (MDR) - Courtyard - "Four Packs"

Setbacks (Minimum)	
Front Yard @ Street	
Living Space (First/Second Story)	(5'/10')
Porch (3' min. clear depth)	5'
Garage Front Facing (Door)	18'
Side-Entry Garage Wall	N/A
Front Courtyard walls	N/A
Front Yard @ Private Street	
Living Space (First/Second Story)	(5'/5')
Porch (3' min. clear depth)	4'
Garage Front Facing (Door)	18'
Side-Entry Garage Wall	N/A

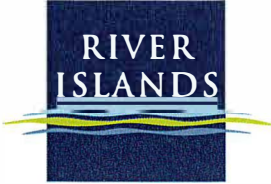
Setbacks (Minimum)	
Side Yard	
Living Space (Interior Property Line)	4'
Living Space (Corner Property Line)	N/A
Wrap Around Porch (Corner)	N/A
Detached Garages	N/A
Street Side Yard	5'
Rear Yard	
Living Space (Min./Ave)	8'/8'
Front Entry Attached/Detached Garages	N/A
Garages with Rear Access	N/A
Patio Cover/California Room (1 Story Height)	4'

Setbacks (Minimum)	
Alley / Private Drive	
Garage (door)	18'
Garage (to center of Private Drive)	N/A
Porch	4'
Height (Maximum to Ridge Line)	
Primary Dwelling	35' (2 Stories)
Detached Garage	N/A
Parking	
Residence (Garage)	2 cars min.
Guest (Apron)	2 cars min.
Building Coverage	
	N/A



Not To Scale

Dimensions shown are for example purpose only
See table above for setbacks



VIA EMAIL

March 6, 2024

Mr. Rick Caguiat, Director of Community Development
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Email: rcaguiat@ci.lathrop.ca.us

Subject: STDRC Recommendation for Village KK Related Documents/Proposals

Dear Rick:

The STDRC has reviewed the following documents/plans relating to Village KK:

- 1. Amendment to the Old River AG/DS for 4-Pack related standards and setback
- 2. Revised Final Map Tract 4131

The STDRC has voted unanimously to recommend approval of the map and AG/DS amendment pages to the Lathrop Planning Commission and City Council.

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

Encl.

cc: Brad Taylor, City of Lathrop City Engineer
 James Michaels, City of Lathrop Senior Planner
 Ed Short, City of Lathrop Chief Building Official
 Trent Dedalt, City of Lathrop Associate Planner
 Robert Chen, O'Dell Engineering
 John Zhang, O'Dell Engineering
 Bill Koch, O'Dell Engineering