

CITY OF LATHROP COMMERCIAL - INDUSTRIAL DEVELOPMENT PIPELINE REPORT

* For informational purposes only

Status as of March 19, 2024

APPROVED AND NOT YET UNDER CONSTRUCTION

Name	Project #	Description	Location	Developer/Builder/Applicant
WENDY'S RESTAURANT	MSPR-22-79	2,093 SQ. FT. DRIVE-THROUGH RESTAURANT & 1,300 SQ. FT. TENANT SPACE	16412 GOLDEN VALLEY PARKWAY (APN: 192-040-50)	WENDY'S OF THE PACIFIC, INC.
LATHROP T-FORCE DEVELOPMENT	MSPR-21-168	EXPAND OFF-STREEE PARKING BY ADDED 35 PARKING STALLS FOR TRUCK TRAILERS	1444 LATHROP ROAD (APN: 198-040-04)	DILLION & MURPHY
HOME2 SUITES BY HILTON & ASSISTED LIVING FACILITY	SPR-22-144	DEVELOPEMNT OF 74K HOTEL AND 63K ASSISTED LIVING FACILITY	15800 GOLDEN VALLEY PARKWAY (APN: 192-040-19)	LOUISE AVENUE PARTNERS, LLC
ONO HAWAIIAN BBQ RESTAURANT	MSPR-22-130	2,350 SQ. FT. DRIVE-THROUGH RESTAURANT	16434 GOLDEN VALLEY PARKWAY (APN: 192-040-49)	OHB 2021, LLC, A DELAWARE LIMITED LIABILITY CO, DBA "ONO HAWAIIAN BBQ"
TOWNEPLACE SUITES BY MARRIOTT	CUP-22-40 & SPR-22-41	COMMERCIAL PROJECT CONSISTING OF A 4-STORY 53K SQ. FT. HOTEL CONSISTING OF 97 GUESTROOMS, LOBBY/BREAKFAST AREA, OPEN-AIR FENCED PATIO LOUNGE AREA WITH SPORTS COURT, POOL/SPA, AND OTHER VARIOUS AMENITIES	17400 GOLDEN VALLEY PARKWAY (APN: 191-190-62)	GOLDEN VALLEY PARKWAY INVESTMENTS, LLC
LATHROP CROSSROADS INDUSTRIAL	SPR-22-64	WAREHOUSE PROJECT W/2 OPTIONS: 1 450k OR 3 TOTALING 386k SQ. FT. OF INDUSTRIAL WAREHOUSE SPACE	1101 D'ARCY PARKWAY (APN's: 198-130-54, -55, -56, -57, & -58)	RICHLAND DEVELOPERS
DEL WEBB SALES PAVILION	AA-22-142	RESIDENTIAL-COMMERCIAL PROJECT CONSISTING OF A 2,660 SQ. FT. SALES OFFICE BUIDLING	APN: 213-210-12	PULTE HOME COMPANY, LLC
SCANNELL PROPERTIES INDUSTRIAL	GPA-20-139, REZ-20-140, SPR-20-141, & TPM-20-142	WARHOUSE PROJECT CONSISTING OF 3 NEW BUILDINGS TOTALING 191k SQ. FT. OF INDUSTRIAL WAREHOUSE SPACE	1520 LATHROP ROAD (APN: 198-040-14)	SCANNELL PROPERTIES #478, LLC
SANDOVAL TRUCK TRAILER PARKING - LOUISE	SPR-20-73	INDUSTRIAL PROJECT TO CONSTRUCT A 147 COMMERCIAL TRUCK TRAILER PARKING FACILITY	2001 EAST LOUISE AVENUE (APN: 198-100-19)	RAFAEL SANDOVAL
VALLEY BROS TRANSPORTATION, INC.	SPR-20-132	DEVELOPMENT OF A 23 STALL COMMERCIAL TRUCK PARKING FACILITY ON A 1.49 - ACRE SITE	1631 EAST LOUISE AVENUE (APN: 198-100-04)	MCR ENGINEERING, INC.
ASHLEY FURNITURE DISTRIBUTION CENTER	REZ-23-07, CUP-23-08, & SPR-23-09	DEVELOPMENT OF A 1.4 MILLION SQ. FT. RETAIL OUTLET, OFFICE, AND DISTRIBUTION WAREHOUSE ON AN 89.50-ACRE PARCEL, AT THE NORTHWEST CORNER OF SOUTH MANTHEY ROAD AND DOS REIS ROAD	14101 SOUTH MANTHEY ROAD (APN: 192-020-14)	HODGDON GROUP REALTY, INC.
CHICK-FIL-A	SUBSTANTIAL CONFORMANCE	5,000 SQ. FT. DRIVE-THROUGH RESTAURANT	LATHROP MARKETPLACE SHOPPING CENTER (APNS: 191-760-09, -10, -24, & 25)	CHICK-FIL-A
SAYBROOK COMMERCIAL DEVELOPMENT	SPR-23-89	COMMERCIAL PROJECT CONSISTING OF 6 POTENTIAL USERS ON A 8.4-ACRE SITE AT THE SOUTHEAST CORNER OF GOLDEN VALLEY PARKWAY & STANFORD CROSSING WAY	15800 GOLDEN VALLEY PARKWAY (APN: 192-040-19)	SAYBROOK CLSP, LLC
RASUL PROJECT	MSPR-23-87	COMMERCIAL PROJECT CONSISTING OF MINOR IMPROVEMENTS TO AN EXISITNG UNOCCUPIED BUILDING/PROPERTY FOR AN APPOINTMENT-ONLY TYPE BUSINESS	3049 YOSEMITE AVENUE (APN: 241-280-11)	KABIR RASUL
LGBP PHASE 3 MODIFICATIONS	MSPR-23-137	MODIFICATION TO THE PREVIOUSLY APPROVED SPR-18-40 WITH A CHANGE IN SQUARE FOOTAGE FROM 1,154,275 TO 1,197,188	APN's: 241-280-12, 241-400-29, -31, & -33	PHELAN DEVELOPMENT
BUILDINGS C, D, & K	SUBSTANTIAL CONFORMANCE	MULTI-TENANT COMMERCIAL DEVELOPMENT CONSISTING OF 1 APPROXIMATELY 12k SQ. FT. & 2 APPROXIMATELY 5k SQ. FT. BUILDINGS	LATHORP MARKETPLACE SHOPPING CENTER (APNS: 191-760-06, -10, & -21)	PCH DEVELOPMENT SERVICES