



Municipal Code Text Amendment No. TA-20-71 and TA-20-138

City Council Meeting, February 8, 2021
Item 5.2

Summary



- ▶ Municipal Code Text Amendment No. TA-20-71 and TA-20-138 is a staff-initiated proposal to modify various sections of the Lathrop Municipal Code.
- ▶ The proposed amendments include integration of current City policies, State law and best practices within the Planning profession.
- ▶ This is an ongoing effort of staff that has taken place in 2013, 2016, 2017, & 2019.

Amendments



▶ Chapter 8.20 Noise

- Proposed code amendment will update the Ambient Base Noise Level table to be consistent with the City's Zoning Districts. The existing table uses acronyms that do not reflect the City's Zoning Districts.
- The amendment does not change the Noise levels.

Amendments



► New Chapter **8.25** Sidewalk Vendors

- Senate Bill 946 became effective January 1, 2020 which bans local jurisdictions from prohibiting sidewalk vendors, except when directly related to health, safety, or welfare concerns.
- The new Chapter will define and regulate sidewalk vendors consistent with State law. Require sidewalk vendors to obtain a City permit, adhere to hours of operation and to maintain path of travel.

Amendments



- ▶ Chapter 8.27 Vending from Pushcarts, Wagons and Motorized Food Wagons
 - Proposed code amendment modifies Chapter 8.27 to remove references to pushcarts and wagons, as they will be covered by the new Chapter 8.26 specific to Sidewalk Vendors.
 - Amendment is in response to Senate Bill 946, which prohibits the City from prohibiting sidewalk vendors, unless there are health & safety concerns.

Amendments



- ▶ Chapter 10.25 Vehicle Parking in Yards of Residential Areas
 - The proposed code amendment adds a new Section to the Chapter to provide regulations and standards for the addition of secondary driveways.
 - Allows access to the rear or side yard subject to specific standards for the storage of non-commercial vehicles, allows pavement for the secondary driveway, and requires the property owner to record a Notice of Limitation regarding the use of the secondary driveway.

Amendments



- ▶ Chapter 12.12 Improvements and Dedications
 - The proposed code amendment would add language to clarify the undergrounding of existing and new electrical distribution, cable, phone and any other overhead line for both sides of the street for the frontage of a proposed project.

Amendments



▶ Chapter 15.56 Floodplain Management

- The proposed amendment will modify the Floodplain Management Chapter to require a minimum 1-foot freeboard for all residential buildings (including equipment or mechanical equipment) within a Special Flood Hazard Area.
- The amendment ensures that the City is consistent with new requirements per the National Flood Insurance Program and will allow the City to continue to meet the NFIP Community Rating System (CRS).

Amendments



▶ Chapter 17.04 General Provisions

- Proposed code amendments will amend the definition for “Clear Visibility Triangle” to be consistent with the City’s Standard Detail for Sight Distance Clearance.
- Clear Visibility Triangle is a requirement to ensure that there is clear visibility when approaching a street intersection. The amendment would ensure that the Zoning Code is consistent with City’s requirement via Standard Detail.

Amendments



▶ Chapter 17.16 General Requirements and Exceptions

- Proposed code amendment would revise the language to allow architectural features such as chimneys, fireplaces, cornices and eaves to extend into the required yards from 36 inches to 24 inches.
- Also removes Fire Code requirement from the Zoning Ordinance.

Amendments



- ▶ Chapter 17.32 R One-Family Residential District; and
- ▶ Chapter 17.36 RM Multifamily Residential
 - Proposed code amendment would revise the Permitted Uses in Chapter 17.32 and 17.36 to include “Residential Care Facility” and remove language related to day care home types.
 - The State definition of Residential Care Facility includes associated day care types.

Amendments



▶ Chapter 17.44 C Commercial District

- Proposed code amendment will add the use “A state authorized licensed day care center for thirteen (13) or more children” to the list of Conditional Uses in the CN, Neighborhood Commercial Zoning District.

Amendments



▶ Chapter 17.62 CLSP Commercial Uses & Residential Standards

- The proposed code amendment would clarify, remove and add to the Permitted Uses, Administrative Uses, and Conditional Uses within the Commercial Office Zoning District of CLSP.
- The proposed code amendment would also modify the Residential Development Standards Table to revise the street side setback for residential developments in CLSP from 15 and 12 feet to 10 feet.

Amendments



▶ Chapter 17.76 Off-Street Parking and Loading

- The proposed amendment will add language to the Chapter to require that parking lot design be consistent with the City's Standard Details.
- This language provides consistency between the Zoning Code and the City's Design & Construction Standards. The proposed amendment will not modify the City's current standards for off-street parking, such as parking space width, length, drive aisle standards, etc.

Amendments



► Chapter 17.84 Signs

- Proposed code amendment will clarify the height requirements for Outdoor Advertising Signs and Freestanding Signs. Height limit will depend on the Zoning District in which the sign is located.
- The proposed code amendment will also add language to accommodate temporary sale signs for subdivisions with multiple tracts and builders.
- The proposed code amendment will also clarify that a Sign Design Application is required for signs within C and I Districts.

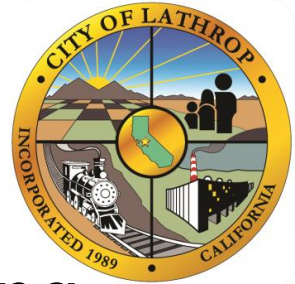
Amendments



▶ Chapter 17.92 Landscaping and Screening Standards

- Proposed code amendment will add a requirement to identify the location of mulch on Landscape Plans.
- Mulch has become more prominent in Projects in response to City and State requirements related to water consumption / conservation. The code amendment would require mulch to be applied in all exposed soil surfaces of planting areas except in areas of rooting or creeping ground covers.

Amendments



▶ Chapter 17.92 Landscaping and Screening Standards Continued

- The proposed amendment would also clarify and provide additional guidance regarding parking lot landscaping. The amendment adds the following provisions:
 - Require a concrete curb or alternative barrier to protect landscaped areas.
 - Require landscaping throughout the parking lot and designed so that pedestrians do not cross unpaved areas to reach a building entrance.
 - Require a variety of trees and plants.
 - Other various requirements for spacing, shading, maintenance, etc.

Amendments



- ▶ Chapter 17.104 Architectural Design Review
 - The proposed code amendment would add a Section to this Chapter to reference Chapter 17.125: Appeals.
 - Purpose is to add internal consistency between the Municipal Code Chapters.

Amendments



▶ Chapter 17.116 Nonconforming Uses and Structures

- The proposed amendment will add a provision that a nonconforming site (when no buildings exist) such as a legally established truck yard will require a Conditional Use Permit if the property is “substantially modified”.
- This provides the City with the ability to require reasonable improvements to ensure that the property conforms to current City development standards. This amendment also clears up some confusion as to whether the Chapter applies to sites.

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



Planning Commission Public Hearing:

- ▶ At their Meeting of July 15, 2020, the Planning Commission voted unanimously (4-0) to recommend the City Council to adopt an Ordinance regarding the proposed amendments to the Municipal Code.
- ▶ A follow-up effort was conducted to include additional amendments to the LMC. At their meeting of January 20, 2021, the Planning Commission voted unanimously (3-0) to recommend the City Council adopt an Ordinance regarding the proposed amendments to the Municipal Code.

Recommendation



Staff recommends the City Council conduct the following:

- ▶ Hold a Public Hearing; and
- ▶ First Reading and Introduce an Ordinance Adopting various amendments to Title 17, Zoning Code, Title 8, Health and Safety, Title 10, Vehicles and Traffic, and Title 12, Streets, Sidewalks, Public Places, and Title 15, Buildings and Construction of the Lathrop Municipal Code.



Questions / Comments?