

City of Lathrop

Warren Avenue Subdivision Project

CITY COUNCIL REGULAR MEETING
SEPTEMBER 13, 2021
ITEM 5.1





Vicinity Map





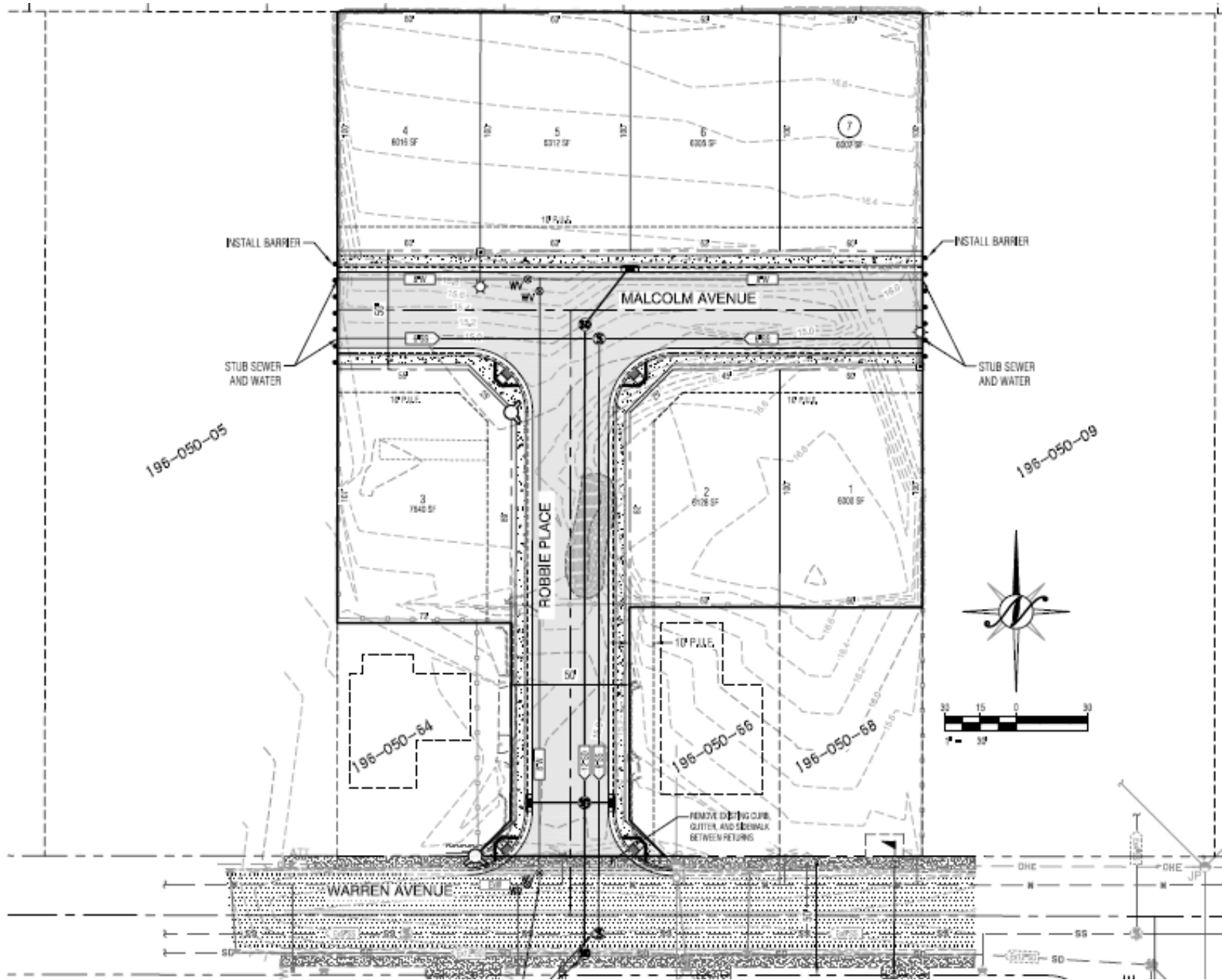
Background

- In September of 2004, the City approved Vesting Tentative Map (VTM No. 3462) consisting of 7 residential lots.
- VTM No. 3462 expired as a result of the 2008 recession.
- The current property owner acquired the property and plans to subdivide it into 7 residential lots.



Tentative Subdivision Map

- TSM-21-15 will subdivide a 1.55-acres undeveloped lot into 7 residential lots ranging from 6,000 – 7,640 square feet.
- The proposed project is consistent with the General Plan Land Use designation of Low Density Residential with 7 units per acre (range is 1-7 du/A).
- Frontage improvements (curb, gutter, sidewalk, landscaping, street lights, etc.) will be constructed in accordance with the City Standards.



196-050-05

196-050-09

196-050-64

196-050-66

196-050-68

INSTALL BARRIER

INSTALL BARRIER

STUB SEWER AND WATER

STUB SEWER AND WATER

MALCOLM AVENUE

ROBBIE PLACE

WARREN AVENUE

REMOVE EXISTING CURB, GUTTER, AND SIDEWALK BETWEEN RETURNS





Minor Variance

- MV-21-70 is proposed for a lot width deviation of 2 feet for lot 2.
- The Current Lathrop Municipal Code (LMC) Chapter 17.32 requires that lot width be 65 feet in the R-1 zone.
- Due to the parcel and street configuration the applicant is requesting to reduce the width of lot 2 to 63 feet.



Minor Variance

- In reviewing the request Staff believes that the reduction of 2 feet is;
 - De Minimus in nature
 - The road will be properly aligned
 - The project meets all other development standards.

The project is located just outside of the Historic Overlay District which requires only 50 foot wide corner lots.



Public Notice

- Notice of Public Hearing was advertised in the Manteca Bulletin on August 25, 2021.
- Mailed the public hearing notice on September 1, 2021 to notify property owners located within 300-foot radius from the subject property.
- The meeting agenda was posted at various designated posting locations in the City (City Hall, Community Center, Library, and Fire Station #35, bulletin boards).



CEQA

- The proposed Tentative Subdivision Map and Minor Variance are exempt according to California Environmental Quality Act (CEQA) Article 19 § 15332 Class 32 "In-Fill Development". This exemption is for projects that are:
 - Consistent with the General Plan and Zoning and regulation of the parcel.
 - Occurs within the City limits on a project site of five (5) acres or less.
 - The project is substantially surrounded by urban uses; has no value as habitat for endangered, rare, or threatened species.



CEQA (cont.)

- Does not result in any significant effects relating to traffic, noise, air, and water quality.
- Can be adequately served by all required utilities and public services.

No significant impacts are anticipated and no mitigation measures have been required.



Planning Commission Recommendation

- At a Special Meeting on July 14, 2021 the Planning Commission held a public hearing and voted unanimously (5-0) to recommend the City Council approve the Warren Avenue Subdivision Project (TSM-21-15 & MV-21-70). The approval included a modification to Public Works condition of approval #5B as it relates to undergrounding existing utilities.



Recommendation

- Staff recommends the City Council take the following actions:
 - Conduct a Public Hearing, and
 - Adopt a Resolution to approve Tentative Subdivision Map (TSM-21-15) and Minor Variance (MV-21-70) for the Warren Avenue Subdivision Project.