



# Municipal Code Text Amendment No. TA-23-32

City Council Regular Meeting

April 10, 2023

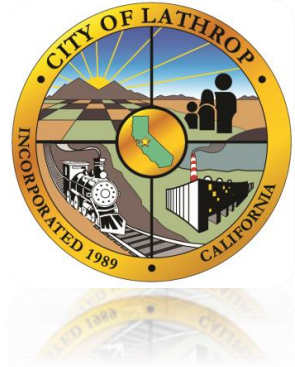
*Item 5.1*

# Summary



- ▶ The proposed amendment is a Council-initiated proposal to limit hotel establishments in the City.
- ▶ The areas of limitation are the Central Lathrop Specific Plan and Mossdale Landing development areas.

# Background



- ▶ On February 13, 2023, the City Council discussed the potential limitation of hotel establishments in the City.
- ▶ Discussion was prompted by a disproportionately large number of projects and construction permits for hotels.
- ▶ City Council instructed staff to prepare amendments to ensure that adequate land is available for a variety of potential commercial development such as retail, office, services, etc., within the undeveloped commercial land along Interstate-5.
- ▶ On March 29, 2023, the Planning Commission voted unanimously (4-0) recommending the City Council approve the proposed hotel limitations.

# Amendments



## ▶ New Chapter 17.78 Hotel Limitations

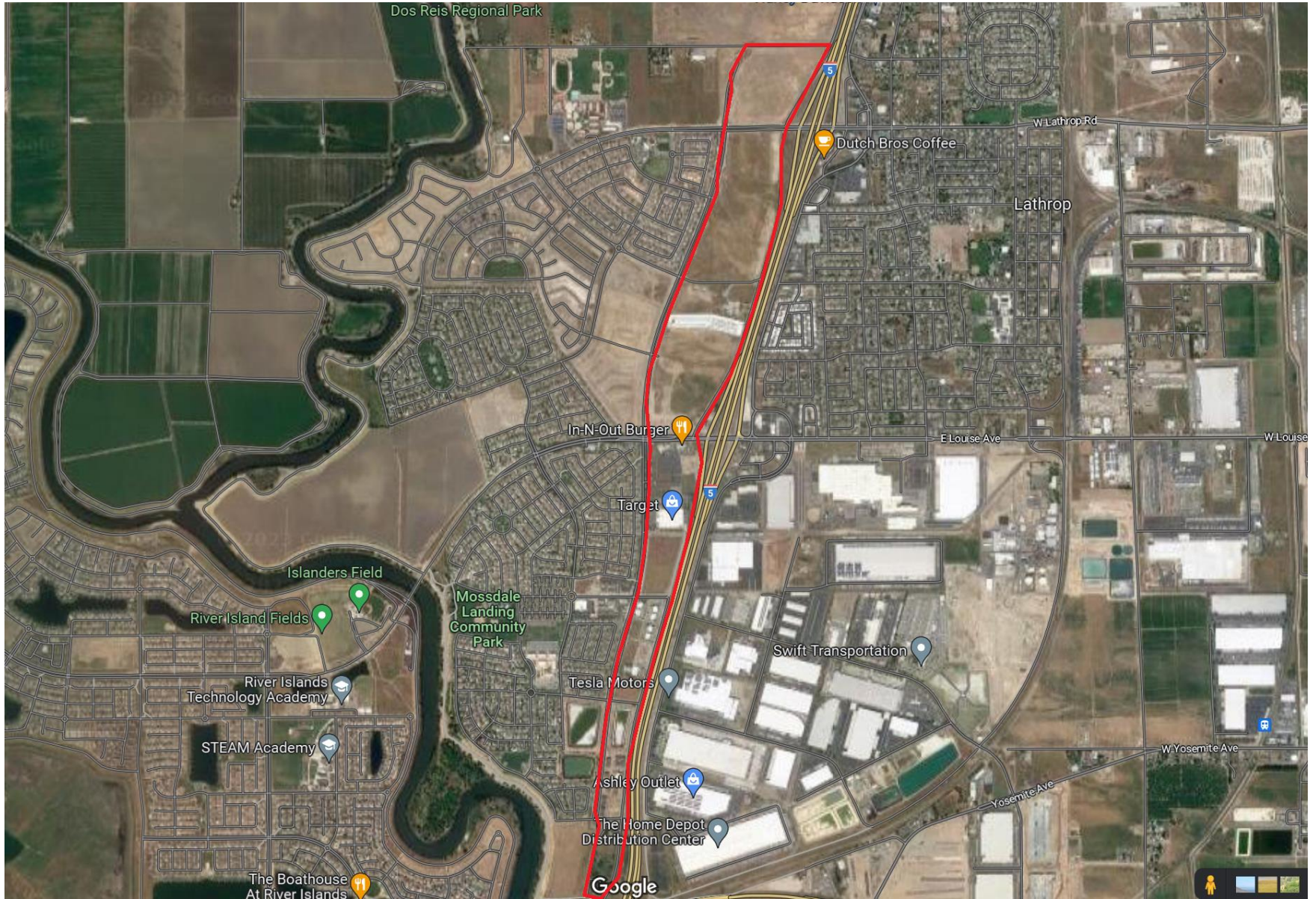
- This chapter identifies the zoning districts where hotel establishments are limited.
- The total number of hotels that are permitted to operate at any given time is six (6).

# Amendments



- The affected zoning districts are as follows:
  - CO-CL, Commercial Office, Central Lathrop
  - CS-MV, Service Commercial, Mossdale Village
  - CH-MV, Highway Commercial, Mossdale Village East
  - CS-MV, Service Commercial, Mossdale Village East
  - CS-MV, Service Commercial, Mossdale Village South

# Areas Subject to Limitations



# CEQA



- ▶ The proposed Municipal Code Amendment is exempt according to CEQA Article 5 Section 15061 by the “Common Sense Exemption”.
- ▶ CEQA applies only to projects that have a potential for causing a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. Specific development projects undertaken in the future pursuant to the amended Municipal Code would be required to comply with CEQA at that time.

# Recommendation



Planning Commission and staff recommend that the City Council:

1. Hold a Public Hearing; and
2. First Reading and Introduction of an Ordinance to Add Chapter 17.78 Hotel Limitations and Modify Section 17.62.072 of the Central Lathrop Commercial Office Zoning District of the Lathrop Municipal Code; and
3. Adopt a Resolution Amending the Permitted and Conditional Land Use List for Mossdale Landing, Mossdale Landing East, and Mossdale Landing South Urban Design Concepts to Regulate and Limit Hotel Development in the Central Lathrop Specific Plan and Mossdale Village.





# Questions / Comments?