

MUNICIPAL CODE TEXT AMENDMENT TA-24-161

CITY COUNCIL REGULAR MEETING | JANUARY 13, 2025 | ITEM: 5.1



SUMMARY



- ❑ Municipal Code Text Amendment No. TA-24-161 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.

BACKGROUND



- The City approved similar efforts and updated various sections of the Municipal Code in the following years:
 - 2013, 2016, 2017, 2019, 2021, 2022, 2023, and the Zoning Consistency Project in 2023.

AMENDMENTS



❑ Chapter 8.40 Unlawful Camping:

- ❑ The proposed amendment would clear up ambiguity by adding “Recreational Vehicles” and “Travel Trailers” to the definition for “Camp Facilities”.
- ❑ The amendment includes an update to Section 8.40.030, *Unlawful Camping* to increase the overnight camping limit on private residential property by friends and family of the property owner from one (1) to two (2) consecutive nights, not to exceed 14 nights in a calendar year.

AMENDMENTS



❑ Chapter 8.40 Unlawful Camping:

- ❑ This will provide a provision in the LMC to regulate overnight camping on residential properties using RV's, van/truck conversions, and trailers on a temporary basis.
- ❑ No connections (water, sewer, electrical, etc.) to the main house is permitted.
- ❑ This provision will aide code enforcement since it's currently not regulated in the LMC.

AMENDMENTS



- ❑ Chapter 17.04 General Provisions:
 - ❑ The proposed amendment would relocate the definition of “Assembly Use” so that it is in alphabetical order with the rest of the definitions.

AMENDMENTS



- ❑ Chapter 17.23 P/QP Public/Quasi Public District:
 - ❑ The proposed amendment clarifies that a Public/Quasi Public zoned site must be fully developed pursuant to City requirements prior to being occupied.

AMENDMENTS



- ❑ Chapter 17.32 R One-Family Residential District:
 - ❑ The proposed amendment will update the reference to the keeping of animals from Chapter 17.28 (which no longer exists) to Title 6, *Animals*.
 - ❑ This Chapter is also being amended to remove “Mobile Homes” as a permitted use since they are allowed by-right per State law.

AMENDMENTS



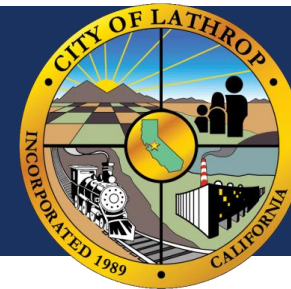
- ❑ Chapter 17.36 RM Multi-Family Residential District:
 - ❑ Similar to the amendments to Chapter 17.32, the proposed amendment will update the reference to the keeping of animals from Chapter 17.28 to Title 6, *Animals* and will remove “Mobile Homes” as a permitted use since they are allowed by-right per State law.
 - ❑ In addition, the Chapter is being amended to clarify that a Multi-Family zoned site must be fully developed pursuant to City requirements prior to being occupied.

AMENDMENTS

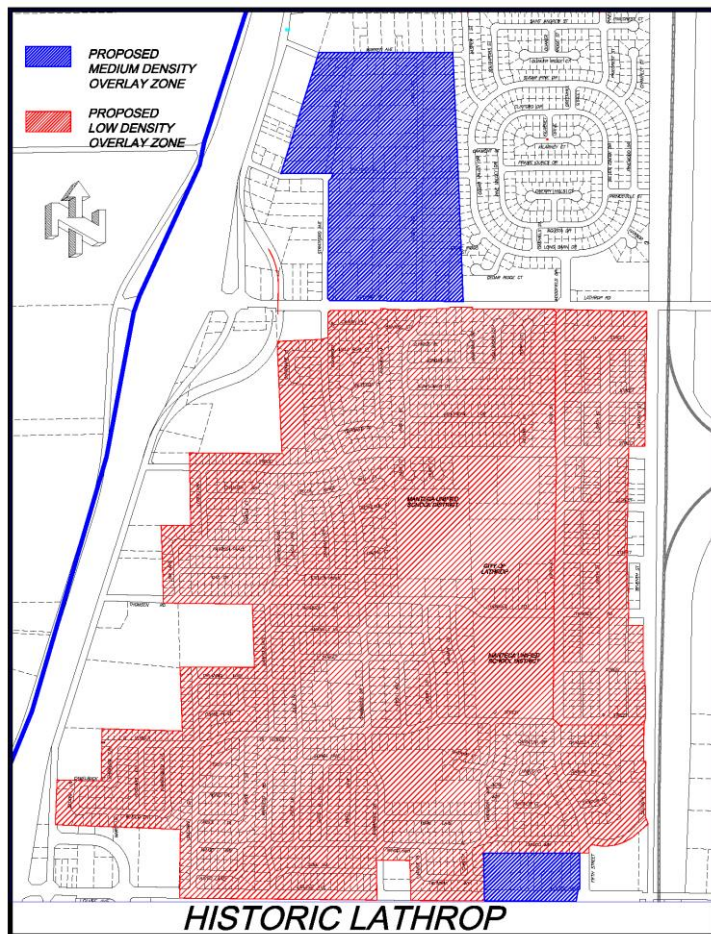


- ❑ Chapter 17.38 Historic Lathrop Overlay District
 - ❑ The proposed amendment would update the Historic Overlay District Map to be consistent with the City's Zoning Map.

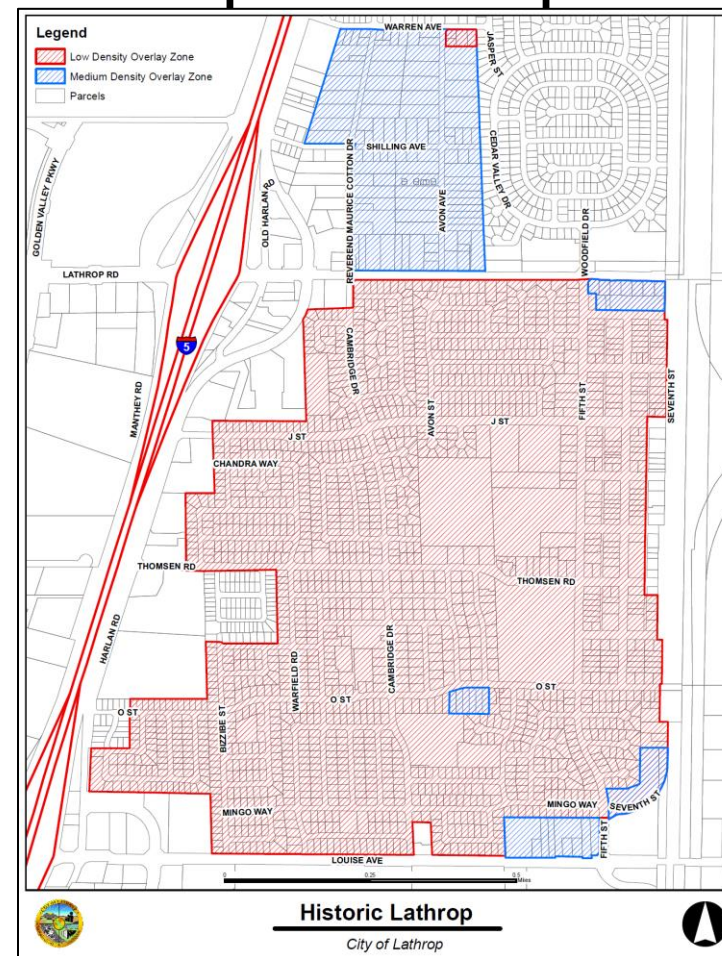
AMENDMENTS



Existing Map



Updated Map



AMENDMENTS



- ❑ Chapter 17.44 C Commercial Districts:
 - ❑ The proposed amendment would clarify that temporary sidewalk sales and use of the public right-of-way for display and sales of merchandise shall conform to Chapter 8.25, *Sidewalk Vending*.
 - ❑ The amendment would also clarify that a Commercial zoned site must be fully developed pursuant to City requirements prior to being occupied.

AMENDMENTS



- ❑ Chapter 17.48 I Industrial District:
 - ❑ The proposed amendment clarifies that an Industrial zoned site must be fully developed pursuant to City requirements before being occupied.

AMENDMENTS



- ❑ Chapter 17.57 Mossdale Landing Zoning:
 - ❑ The proposed amendment would remove “adult novelty stores” as a Conditional Use in the CS-MV, Service Commercial (Mossdale Landing), the CH-MV, Highway Commercial and CS-MV, Service Commercial (Mossdale Landing East) Zoning Districts.
 - ❑ The amendment will also clarify that properties in Mossdale must be fully developed pursuant to City requirements prior to being occupied.

AMENDMENTS



□ Chapter 17.58 Lathrop Gateway Business Park Zoning

Districts:

- The proposed amendment will update a reference to the Development Standards in Article 5 versus Article 6 which doesn't exist.
- The amendment will also clarify that properties in Gateway must be fully developed pursuant to City requirements prior to being occupied.

AMENDMENTS



- ❑ Chapter 17.59 South Lathrop Zoning Districts:
 - ❑ The proposed amendment will clarify that properties in South Lathrop must be fully developed pursuant to City requirements prior to being occupied.

AMENDMENTS



- ❑ Chapter 17.62 Central Lathrop Zoning Districts:
 - ❑ The proposed amendment would prohibit duplex development in the Residential/Mixed Use (RMU) Zoning District east of Golden Valley Parkway.
 - ❑ The amendment also clarifies that properties in Central Lathrop must be fully developed pursuant to City requirements prior to being occupied and updates a reference to the keeping of animals from Chapter 17.28 to Title 6, *Animals*.

AMENDMENTS



- ❑ Chapter 17.92 Landscaping and Screening Standards:
 - ❑ The proposed amendment will add provisions to implement Senate Bill 1383 to promote use of recycled mulch and compost for landscaping projects to reduce the amount of waste sent to landfills.

AMENDMENTS



- ❑ Chapter 17.100 Site Plan Review:
 - ❑ The proposed amendment will clarify that a property must be fully developed pursuant to City requirements prior to being occupied.

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



- ❑ On November 13, 2024, the Planning Commission held a public hearing on the proposed Municipal Code Amendment.
- ❑ Following deliberation, the Planning Commission voted 5-0, recommending the City Council adopt an Ordinance regarding the proposed amendments.

RECOMMENDATION



- ❑ Conduct a Public Hearing; and
- ❑ Introduce an Ordinance adopting various amendments to the Lathrop Municipal Code (LMC) to modernize, simplify, and streamline various sections of Title 8, Health and Safety and Title 17, Zoning.