

**CITY OF LATHROP
PLANNING COMMISSION
Agenda**

REGULAR MEETING
WEDNESDAY, FEBRUARY 19, 2020 AT 6:00 P.M.
CITY COUNCIL CHAMBERS
390 TOWNE CENTRE DRIVE, LATHROP, CA 95330

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICT OF INTEREST

5. PUBLIC COMMENT

Persons who wish to speak to the Commission regarding an item that is not on tonight's agenda may do so at this time. Upon recognition by the Chairperson, please step forward to the podium; state your name, city of residence and subject matter.

6. AGENDA MODIFICATIONS

Items on the agenda requested to be added, deleted or continued will be announced at this time.

7. APPROVAL OF MINUTES

7.1 January 15, 2020 – Regular Meeting

7.2 December 12, 2019 – Joint Special Meeting and Study Session of the Planning Commission, Parks and Recreation Commission and Measure C Oversight Committee

8. PUBLIC HEARING ITEMS

- 8.1 River Islands General Plan Amendment No. GPA-19-131, Rezone No. REZ-19-132, and Preliminary Development Plan Amendment No. PDP-19-133

Planning Commission to Consider Adoption of a Resolution Recommending the City Council Adopt the Proposed General Plan Amendment, Zoning Map Amendment and Amendment to the Stage 2B Preliminary Development Plan of Tract 3694 Related to the River Islands Phase 1 Project.

Location: 1175 Marina Drive (APN: 213-310-33) and Village CC of the Lakeside East District (APN's: 210-400-12, and -13)

ENVIRONMENTAL STATUS: The environmental impacts of the River Islands Project were addressed in a certified Subsequent Environmental Impact Report (SEIR) (SCH No. 1993112027), and the SEIR has been updated by six (6) addendums since then. The City has determined that the potential environmental effects of the proposed project falls within the scope analyzed in the SEIR; therefore, no further environmental review is required in compliance with the California Environmental Quality Act.

9. SCHEDULED ITEMS

- 9.1 General Plan Housing Element Annual Progress Report for Calendar Year 2019

Planning Commission to Consider Adoption of a Resolution Recommending the City Council Receive and Accept the Report and to Authorize Staff to Submit the Housing Element Annual Progress Report for Calendar Year 2019 to the Governor's Office of Planning and Research (OPR) and State Department of Housing and Community Development (HCD).

Location: Citywide

ENVIRONMENTAL STATUS: The proposed Housing Element Annual Progress Report for Calendar Year 2019 is not considered a project as prescribed by the California Environmental Quality Act (CEQA).

10. STAFF COMMENTS

11. PLANNING COMMISSION COMMENTS

12. ADJOURNMENT

If you wish to appeal a decision of the Planning Commission, you must do so within ten (10) calendar days following the meeting. Please contact the Planning Division at (209) 941-7290 for information regarding the appeal procedure.

NOTE: If you challenge the nature of a proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

This agenda was posted at least 72 hours in advance of the scheduled meeting at the following locations: *City Hall, Community Center, Generations Center, Senior Center, and "J" Street and Somerston Parkway Fire Department Offices and the City website*. To obtain a hard copy of this agenda packet, please visit the Community Development Department counter located at 390 Towne Centre Drive, Lathrop, CA 95330, or you may also call (209) 941-7290 to have it sent via mail or e-mail. The agenda packet is now available on the "Agendas & Minutes" page of the City of Lathrop website, please follow the link: <https://www.ci.lathrop.ca.us/meetings>

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting please call (209) 941-7290. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28CFR 35.102.35.104 AD Title II).

**CITY OF LATHROP
PLANNING COMMISSION
REGULAR MEETING
January 15, 2019**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Gatto for the January 15, 2019 Regular Planning Commission meeting at 6:01 P.M.

2. ROLL CALL

PRESENT: Ishihara, Gatto, Rhodes, Dresser

ABSENT: Ralmilay

Staff Present: Mark Meissner, Community Development Director; Salvador Navarrete, City Attorney; Glenn Gebhardt, City Engineer, Rick Caguiat, Principal Planner, and Maria Hermosilla, Senior Administrative Assistant.

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICT OF INTEREST

None

5. PUBLIC COMMENT

None

6. AGENDA MODIFICATIONS

None

7. APPROVAL OF MINUTES

7.1 November 20, 2019 – Regular Meeting

(M) Ishihara (S) Dresser to approve the November 20, 2019 minutes.

Ayes: Gatto, Ishihara, Dresser

Noes: None

Absent: Ralmilay

Abstain: Rhodes

Motion Carries: 3-0-1-1

8. PUBLIC HEARING ITEMS

None

9. SCHEDULED ITEMS

9.1 Seefried Warehouse Site Plan Review No. SPR-19-60 and Tentative Parcel Map No. TPM-19-64

Mr. Meissner made the staff report presentation. He informed the commission that prior to the Planning Commission meeting, a letter was received from LIUNA withdrawing their objections to the project.

Commissioner Dresser asked for clarification on the soil disturbance mentioned on the staff report. Mr. Meissner explained that since the project site is not a vacant property, there were a number of previous activities on the site that caused the soil to be disturbed.

Commissioner Dresser asked if there is some articulation to the building design. Mr. Meissner replied that besides some scoring on the concrete, the canopy and small insets in some areas, the applicant is trying to achieve the look of articulation with color.

Commissioner Rhodes asked about LIUNA's concern. Mr. Meissner explained that the union is concerned about the habitat program and air quality to ensure safety of the site's future workers.

Chair Gatto inquired about the site address. Mr. Meissner explained that it will be given a Harlan Road address until the site is divided into parcels.

Chair Gatto asked if the applicant is present. Mr. Caguiat explained the applicant's absence but reassured the commission that they were very responsive to the City

requirements. Moreover, with LIUNA's withdrawal, the applicants are confident about the project and its approval.

MOTION

Moved by Commissioner Rhodes, Second by Commissioner Ishihara to Adopt a Resolution Adopting the Initial Study and Mitigated Negative Declaration for the Seefried Warehouse Project.

Ayes: Gatto, Rhodes, Ishihara, Dresser

Noes: None

Absent: Ralmilay

Abstain: None

Motion Carries: 4-0-1

Moved by Commissioner Rhodes, Second by Commissioner Ishihara to Adopt a Resolution Approving the Site Plan Review for the Seefried Warehouse Project to Construct a New 189,000 square foot Warehouse Building.

Ayes: Gatto, Rhodes, Ishihara, Dresser

Noes: None

Absent: Ralmilay

Abstain: None

Motion Carries: 4-0-1

Moved by Commissioner Rhodes, Second by Commissioner Ishihara to Adopt a Resolution Approving the Seefried Warehouse Project Tentative Parcel Map to subdivide an existing 49-acre parcel into two parcels to create a new 37.5-acre and 11.5-acre lot for the project.

Ayes: Gatto, Rhodes, Ishihara, Dresser

Noes: None

Absent: Ralmilay

Abstain: None

Motion Carries: 4-0-1

10. STAFF COMMENTS

Mr. Meissner informed the Commission that Commissioner Rhodes will be attending the upcoming Planning Commissioners Academy to be held in Sacramento.

Mr. Meissner provided an update on current projects throughout the City.

11. PLANNING COMMISSION COMMENTS

Commissioner Gatto asked about the timeline to the Louise Avenue road improvements. Mr. Gebhardt replied that the City is coordinating the pavement repairs with the improvements being made at the Pilkington site in order to prevent costly rework to the road.

Commissioner Ishihara thanked staff for their hard work.

12. ADJOURNMENT

Chair Gatto adjourned the meeting at 6:45 PM.

**CITY OF LATHROP
JOINT SPECIAL MEETING AND STUDY SESSION
OF THE PLANNING COMMISSION, PARKS AND RECREATION COMMISSION
AND MEASURE C OVERSIGHT COMMITTEE**

**THURSDAY, DECEMBER 12, 2019
6:00P.M. – 7:30P.M.**

**COUNCIL CHAMBERS, CITY HALL
390 TOWNE CENTRE DRIVE
LATHROP, CALIFORNIA 95330**

MINUTES

1. PRELIMINARY

- 1.1 CALL TO ORDER – Parks and Recreation Director Zachary Jones called the meeting to order at 6:32p.m.
- 1.2 ROLL CALL Present: Planning Commission: Chair Gatto, Commissioners Ralmilay, Ishihara, Dresser.
Parks and Recreation Commission: Commissioners Zien, Diallo, Bhinder.
Measure C Oversight Committee: Committee Members Garcia Sr., Anderson. Committee Member Perkins arrived at 6:40p.m.
- Absent: Planning Commission: Commissioner Rhodes.
Parks and Recreation Commission: Chair Maynor, Commissioner Sandhu.
Measure C Oversight Committee: Committee Member Maddon
- 1.3 PLEDGE OF ALLEGIANCE – Parks and Recreation Superintendent Todd Sebastian led the Pledge of Allegiance.

2. PRESENTATIONS

2.1 JOINT PRESENTATION REGARDING THE CITY OF LATHROP PARKS AND RECREATION MASTER PLAN (PRMP) FOCUS GROUP.

Parks and Recreation Director Zachary Jones, Parks and Recreation Superintendent Todd Sebastian, GreenPlay Project Manager Lisa Wolff, and GreenPlay Project Consultant Kim Bailey made the presentation regarding the City of Lathrop Parks and Recreation Master Plan Focus Group. A question and answer period followed the presentation.

3. ADJOURNMENT – There being no further business, Parks and Recreation Director Zachary Jones adjourned the meeting at 8:10p.m.



PLANNING COMMISSION
STAFF REPORT

DATE: February 19, 2020

APPLICATION NO: River Islands General Plan Amendment No. GPA-19-131, Rezone No. REZ-19-132, and Preliminary Development Plan Amendment No. PDP-19-133

LOCATION: 1175 Marina Drive
Lathrop, CA 95330
APN: 213-310-33

Village CC of the Lakeside East District
APN's: 210-400-12, and -13

REQUEST: Planning Commission to Consider Adoption of a Resolution Recommending the City Council Adopt the Proposed General Plan Amendment, Zoning Map Amendment and Amendment to the Stage 2B Preliminary Development Plan of Tract 3694 Related to the River Islands Phase 1 Project.

APPLICANT: River Islands Development, LLC.
73 W. Stewart Road
Lathrop, CA 95330

PROPERTY OWNER: Califia, LLC & River Islands Development, LLC.
73 W. Stewart Road
Lathrop, CA 95330

GENERAL PLAN: RL-RI, Residential Low

ZONING: RL-RI, Residential Low

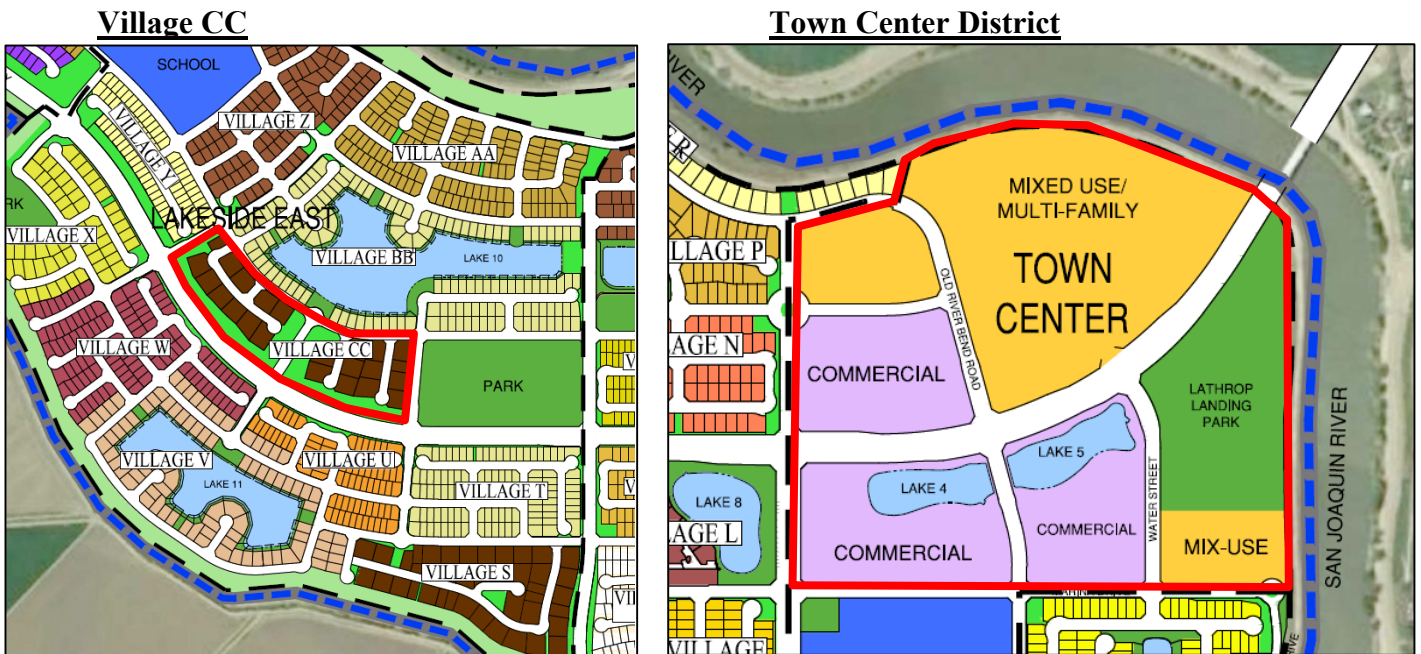
CEQA STATUS: The environmental impacts of the River Islands Project were addressed in a certified Subsequent Environmental Impact Report (SEIR) (SCH No. 1993112027), and the SEIR has been updated by six (6) addendums since then. The City has determined that the potential environmental effects of the proposed project falls within the scope analyzed in the SEIR; therefore, no further environmental review is required in compliance with the California Environmental Quality Act.

SUMMARY:

The applicant is requesting three (3) entitlements for the River Islands Phase 1 Project:

1. Approval of a General Plan Amendment to modify the General Plan Land Use Designations of three (3) properties within River Islands Phase 1 area from Residential Low (RL-RI) to Residential Medium (RM-RI) and Mixed Use (MU-RI);
2. Approval of an Ordinance for Zoning Map Amendment to modify the Zoning Classifications of three (3) properties within the River Islands Phase 1 area from Residential Low to Residential Medium and Mixed Use; and
3. Approval of an Amendment to the Phase 1 Preliminary Development Plan for Stage 2B to ensure the total number of units in Phase 1 is consistent with the Vesting Tentative Map for Tract 3694.

The General Plan Amendment and Zoning Map Amendment include three (3) properties: two (2) properties within Village CC of the Lakeside East District and one (1) property within the Town Center District. The following exhibit illustrates the location of the proposed General Plan Amendment and Zoning Map Amendment (in red outline).



The purpose of amending Village CC from Residential Low to Residential Medium is to accommodate the Castaway II project, which exceeds the density range of three (3) to nine (9) dwelling units per acre (du/ac) of the Residential Low land use designation. The Residential Medium density range is six (6) to twenty (20) du/ac and would allow the Castaway II project to move forward.

ITEM 8.1

The amendment to the Town Center District property represents a “clean-up” action, as the property currently has a split General Plan land use designation and Zoning District of RL-RI and MU-RI. In addition, the Mixed Use land use designation and zoning district is consistent with the Town Center Plan and anticipated uses such as mixed use commercial, residential and open space/park.

The Preliminary Development Plan (PDP) is a planning document that sets the neighborhood layout, open space program and circulation plan for districts within River Islands. The PDP is required to be consistent with the Vesting Tentative Map, which legally subdivides the parcels for residential development. Due to the increase in density of the Castaway II project, the PDP needs to be amended to account for the increase in units in Phase 1.

Further discussion related to the above entitlements is below.

Staff recommends the Planning Commission consider adoption of a Resolution recommending City Council approve the request to adopt a General Plan Amendment, Zoning Map Amendment and Amendment to the Phase 1 Preliminary Development Plan for Stage 2B of Tract 3694.

SITE DESCRIPTION:

The project site(s) are located within the River Islands Phase 1 development. The Town Center parcel (APN: 213-310-33) is located in the north-eastern portion of the project and is bounded by the San Joaquin River to the north and east, River Islands Parkway to the south and Somerston Parkway to the east. As illustrated below, the portion that is subject to the General Plan Amendment and Rezone is 30 acres of a 119.92 acres site. The remainder of the site has a General Plan Land Use Designation and Zoning District of Mixed Use (MU-RI). The subject parcel is improved with a number of uses, including Islanders Field, River Islands Soccer Fields, River Islands Welcome Center, and the River Islands Technology Academy.

The Village CC parcels (APNs: 210-400-12 and -13) are located within the Lakeside East District of Stage 2A and is bounded by Lake 10 to the north, future Community Park #C2 to the east, River Islands Parkway to the south, and Village Y and X to the west. Combined, the two (2) parcels are 23.16 gross acres. The subject parcels are currently vacant and undeveloped. A Vicinity Map and updated Land Use Map are attached to this Staff Report as Attachment 3 and 7, respectfully.

TOWN CENTER PARCELS

APN	OWNER	TOTAL ACREAGE	AFFECTED ACREAGE
213-310-33	CALIFIA, LLC	119.92 (PORTION)	30 (APPROXIMATE)

VILLAGE CC PARCELS

APN	OWNER	ACREAGE	AFFECTED ACREAGE
210-400-12	RIVER ISLANDS DEVELOPMENT, LLC	11.45	11.45
210-400-13	RIVER ISLANDS DEVELOPMENT, LLC	11.71	11.71

ITEM 8.1

BACKGROUND:

In 2003, the River Islands project received various major entitlements including certification of a Subsequent Environmental Impact Report (SEIR), revised West Lathrop Specific Plan (WLSP), Urban Design Concept (UDC) and Phase 1 Preliminary Development Plan (PDP). The new project contemplated significant changes to the original concept known as Gold Rush City. The new project was to develop an Employment Center, Town Center, residential development equaling 11,000 new dwelling units, commercial development, open space, schools and public facilities.

In 2007, the River Islands project received approval for Vesting Tentative Map Tract 3694 in Phase 1 which provides development of 4,284 residential units (single and multifamily), commercial development and associated public amenities including parks, schools, roadways, open space, and public right-of-ways.

In 2015, the River Islands project received approval for various major entitlements including approval of a Fifth Addendum to the SEIR, major amendments to the WLSP and River Islands UDC, and amendment to the Vesting Tentative Map Tract 3694 to accommodate various changes to the boundaries, roadways, single-family and multi-family unit mix, replacement of the canal system with a lake system, open space and parkland modifications, and to allow decentralized lakes. This action also approved the revised River Islands Parks Master Plan, which was approved in 2007 and updated in 2013 to reflect the Community at South River Bend (CSRB) final maps.

In 2018, the River Islands project received approval for various entitlements including approval of a Sixth Addendum to the SEIR, amendment to Vesting Tentative Map Tract 3795, amendment to the PDP for Phase 1 to be consistent with the amendments to VTM Tract 3694 in 2015 and the City's Finding of Substantial Conformance for Stage 2A in 2016, and approval of a Precise Plan Line for River Islands Parkway in accordance with Condition of Approval #59 for VTM 3694.

The current proposal is to amend the General Plan Land Use Map and Zoning Map of three (3) parcels from Residential Low to Residential Medium and Mixed Use to 1) accommodate the appropriate residential density for Village CC and to "clean-up" actions that did not take place in 2015 and 2018 as it relates to the General Plan Land Use Designation and Zoning District of the Town Center area.

ANALYSIS:

General Plan Amendment

As previously stated, the applicant is requesting approval to amend the General Plan land use designation and Zoning District of the subject properties from Residential Low (RL-RI) to Residential Medium (RM-RI) and Mixed Use (MU-RI).

Specifically, the applicant is requesting to amend the General Plan land use designation of Village CC (APNs: 210-400-12 and -13) from RL-RI to RM-RI to accommodate the anticipated residential development of the two (2) parcels. The RL-RI land use designation allows density range from three (3) to nine (9) dwelling units per acre (du/ac) while the RM-RI land use designation allows a density range of six (6) to twenty (20) du/ac.

ITEM 8.1

The Village CC area is proposed for medium density, attached single-family product; this product is the same that has been already approved and constructed by Van Daele Homes in Village L of the East Village District (known as Castaway) which is consistent with the existing Residential Medium land use designation and zoning district.

The applicant is also requesting to amend the General Plan land use designation and Zoning district of a portion of 1175 Marina Drive (approximately 30 acres) from RL-RI to MU-RI. This action represents a “clean-up”, as the property currently has a split General Plan land use designation and Zoning District of RL-RI and MU-RI. The MU-RI General Plan land use designation and Zoning District are consistent with the Town Center Plan, which was adopted by the City in 2018. In addition, the MU-RI district is consistent with anticipated uses in the Town Center Plan area, such as mixed use commercial, residential and open space/park uses. The current General Plan land use designation and Zoning District area result of two (2) actions: 1) the major amendments to the WLSP, River Islands UDC, and VTM 3694 in 2015 did not include a General Plan Amendment and Rezone to modify the General Plan land use designation and Zoning District of the entire Town Center area to be consistent with the amended VTM 3694; and 2) the alignment of River Islands Parkway shifted south as a result of the alignment of Bradshaw Crossing and the River Islands Parkway Precise Plan, adopted in 2018. The existing and proposed General Plan Land Use Designation of the subject properties are illustrated in Attachment 5 and 6.

The requested land use designation change is consistent with all existing General Plan Goals, Policies and Implementation strategies and would not require any amendments to the text of the existing General Plan. The proposed General Plan Amendment is consistent with the following Goals and Policies of the General Plan:

- a) ***“The extent and rate at which multi-family development is allowed to occur during a given year shall be governed by realistic demands in the housing market. Unsubstantiated local market potential for multi-family proposal may be grounds for project disapproval, even though multi-family use is called for by proposals depicted on the General Plan Diagram or as described in the General Plan.”*** The proposed project would accommodate the Castaway II residential density consistent with the RM-RI General Plan land use designation (six (6) to twenty (20) du/ac) and is accounted for in the Amended VTM Tract 3694 (2015 and Substantial Conformance 2016).
- b) ***“Policy 2.2: Residential development within Sub-Plan Area #3 shall provide a variety of housing types and a range of lot sizes throughout the Stewart Tract.”*** The proposed General Plan Amendment would accommodate a proposed Medium Density in Village CC that would provide a variety of housing types and densities in the River Islands Phase 1 Project. The proposed General Plan Amendment to the Town Center Area would “complete” the Mixed Use designation for this area and remove the split zoning – allowing for this area to be developed as intended.

ITEM 8.1

- c) ***“Policy 2.3: Housing diversity within Sub-Plan Area #3 shall be encouraged through a mix of housing types and sizes, attractive design, innovation in site planning and design, and housing opportunities for a variety of income levels.”*** The proposed General Plan Amendment would allow for a mixture of housing types and mixed-use developments, both in Village CC and the Town Center area.
- d) ***“Policy 2.4: The City shall promote residential project design within Sub-Plan Area #3 which reflects and considers natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses. Residential densities and lot patterns will be determined by these and other factors.”*** The proposed General Plan Amendment and Rezone of Village CC would allow for a higher density project to be developed. As discussed above, the Village CC area is proposed for medium density, attached single-family product; this product is the same that has been already approved and constructed by Van Daele Homes in Village L of the East Village District (known as Castaway).
- e) ***“Policy 4.1: The City shall encourage development of a new town center within Sub-Plan Area #3 to provide a variety of goods and services to area residents.”*** As stated above, the Town Center Plan was approved in 2018 and permits the development of residential and commercial mixed use developments. The proposed General Plan Amendment represents a “clean-up” action to remove the split General Plan land use designation of the property.
- f) ***“Program 1b: Continue to monitor the amount of land zoned for both single family and multifamily development and ensure that land use and zoning decisions do not reduce sites available for affordable housing...”*** The proposed General Plan Land Use Map Amendment would modify the General Plan Land Use Designation of Village CC from Residential Low to Residential Medium, increasing the allowable residential density. This is consistent with Program 1b of the 2019-2023 Housing Element.

Rezone

The applicant is requesting approval of a Zoning Map Amendment to modify the Zoning Classification of three (3) properties from Residential Low (RL-RI) to Residential Medium (RM-RI) and Mixed Use (MU-RI). Rezoning of the Town Center property will allow future development of mixed use residential and commercial project in this area. In addition, the proposed rezoning would remove the split zoning of the property that currently exists. Rezoning of the Village CC properties would allow the Castaway II project to move forward. This product is the same that has been already approved and constructed by Van Daele Homes in Village L of the East Village District (known as Castaway).

According to the Lathrop Municipal Code, amendments to the zoning map must be reviewed by the Planning Commission and forwarded to the City Council for approval.

ITEM 8.1

Before any recommendation to approve rezoning by the Planning Commission, or final approval by the City Council, the following finding must be made:

1. ***That the proposed zoning amendment will be consistent with the applicable provisions of the General Plan.***

The applicant has filed for both a General Plan Amendment and a Rezoning. If the General Plan Amendment is approved, the proposed rezoning would establish consistency with the City General Plan. The existing and proposed Zoning Classifications of the subject properties are illustrated in Attachment 5 and 6.

Preliminary Development Plan

The Preliminary Development Plan (PDP) is a planning document that sets the neighborhood layout, open space program and circulation plan for districts within River Islands. The original PDP for the Phase 1 VTM Tract 3694 was approved in 2003 for 4,284 dwelling units.

The applicant is proposing to update the existing PDP relative to the Lakeside West and Old River Road Districts (Stage 2B) to ensure the total number of units in Phase 1 remains 4,284 dwelling units. Due to the increased density of the proposed changes in land use, as described above, the proposed amendment to the PDP will transfer units planned for Stage 2A in the Lakeside West District into the Old River Road District that will now be developed in Phase 2.

The “shift” totals 153 units and would ensure that the total number of units for Phase 1 overall would stay at 4,284 units as allowed by the existing entitlements and CEQA approvals for the Phase 1 River Islands Project. As a result, a total of 477 units planned for the Old River Road District would be developed in the future with Phase 2. The revised PDP is illustrated in Attachment 7.

Senate Bill 18

Government Code Section 65352.3 requires a 90-day consultation period with California Native American tribes that are on the contact list by the Native American Heritage Commission for the purpose of preserving or mitigating impacts to places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code. Staff sent a formal notification on November 7, 2019 to the Northern Valley Yokut tribe and the Buena Vista Rancheria Me-Wuk Indians to determine if a consult is needed for the General Plan Amendment request.

Per request and consistent with Senate Bill 18, the City conducted a consultation with the Northern Valley Yokut tribe on December 4, 2019 and met with representatives from the tribe at City Hall. In summary, the tribe did not have any specific concerns relative to the proposed project and requested to be notified of any future projects subject to Senate Bill 18 notification requirements.

ITEM 8.1

Stewart Tract Design Review Committee

In accordance with the West Lathrop Specific Plan, new and amendments to the Preliminary Development Plan within River Islands is subject to review by the Stewart Tract Design Review Committee (STDRC) for consistency with the General Plan, West Lathrop Specific Plan, and River Islands Urban Design Concept. The STDRC recommended approval of the proposed project (Attachment 8).

Public Notice

A Notice of Public Hearing was advertised in the Manteca Bulletin on February 7, 2020. Staff also mailed the public hearing notice on February 6, 2020 to notify property owners located within a 300-foot radius from the project site. In addition, the Public Notice was emailed to the City's Public Hearing subscribers on February 6, 2020. The meeting agenda was also posted at our designated posting locations in the City. As of the writing of this report, no comments were received in favor or against the proposed project.

CEQA REVIEW:

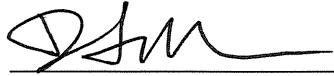
The environmental impacts of the River Islands Project were addressed in a certified Subsequent Environmental Impact Report (SEIR) (SCH No. 1993112027), and the SEIR has been updated by six (6) addendums since then. The City has determined that the potential environmental effects of the proposed project falls within the scope analyzed in the SEIR; therefore, no further environmental review is required in compliance with the California Environmental Quality Act.

RECOMMENDATION:

Staff recommends that the Planning Commission review and consider all information provided and submitted, take and consider all public testimony and, if determined to be appropriate, consider adoption of Resolution No. 20-5, recommending the City Council approve the following:

- Adoption of a General Plan Amendment related to the subject properties (GPA-19-131).
- Approval of an Ordinance for Zoning Map Amendment relating to the subject properties (REZ-19-132).
- Approval of a revised Preliminary Development Plan for Stage 2B of Tract 3694 (PDP-19-133).

Approvals:



David Niskanen, Contract Planner

2/13/2020

Date



Rick Caguiat, Principal Planner

2/13/20

Date



Mark Meissner, Community Development Director

2/13/2020

Date



Salvador Navarrete, City Attorney

2-13-2020

Date

Attachments:

1. PC Reso No. 20-5 for General Plan Amendment, Rezone and Preliminary Development Plan.
2. Vicinity Maps
3. Affected Parcels
4. Existing and Proposed General Plan Land Use Designation and Zoning Classification for Town Center
5. Existing and Proposed General Plan Land Use Designation and Zoning Classification for Village CC
6. Revised Preliminary Development Plan for Stage 2B of Tract 3694
7. Updated Land Use Map for River Islands Phase 1
8. STDRC Recommendation

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 20-5**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
RECOMMENDING CITY COUNCIL ADOPTION OF A GENERAL PLAN
AMENDMENT, ZONING MAP AMENDMENT AND AMENDMENT TO THE
PRELIMINARY DEVELOPMENT PLAN FOR STAGE 2B OF VTM TRACT 3694 FOR
THE RIVER ISLAND PHASE 1 PROJECT (GPA-19-131, REZ-19-132, AND PDP-19-133)**

WHEREAS, the Applicant, River Islands Development LLC (RID), has filed an application for an General Plan Amendment, Zoning Map Amendment, and revision to the Preliminary Development Plan for Stage 2B of VTM Tract 3694; and

WHEREAS, the subject parcels currently have a Residential Low (RL-RI) General Plan Land Use Designation and are located within the Residential Low (RL-RI) Zoning District; and

WHEREAS, the request is for a General Plan Land Use Map Amendment and Zoning Map Amendment to Residential Medium (RM-RI) and Mixed Use (MU-RI); and

WHEREAS, the subject parcels are located at 1175 Marina Drive (APN: 210-310-33) and Village CC of the Lakeside East District (APNs: 210-400-12 and -13); and

WHEREAS, the proposed General Plan Land Use Map Amendment, Zoning Map Amendment and revision to the Preliminary Development Plan for Stage 2B of VTM Tract 3694 is consistent with the requirements of the West Lathrop Specific Plan (WLSP) and River Islands Urban Design Concept (UDC); and

WHEREAS, the Preliminary Development Plan is a planning document that sets the neighborhood layout, open space program and circulation plan for districts within River Islands; and

WHEREAS, the proposed revision of the Preliminary Development Plan for VTM Tract 3694 is consistent with the objectives, policies, general land uses and programs specified in the West Lathrop Specific Plan and River Islands Urban Design Concept; and

WHEREAS, the above listed requests is considered a “Project” as defined by the California Environmental Quality Act (CEQA) and requires consideration of its potential environmental effects as required by CEQA; and

WHEREAS, the potential environmental effects of the River Islands project as a whole have been considered in detail in a Subsequent Environmental Impact Report (SEIR), which was first certified by the City of Lathrop in 2003 (SCH 1993112027) and has been updated periodically through the adoption of six (6) addendums, most recently in 2018; and

WHEREAS, the Mitigation Monitoring and Reporting Plan (MMRP) and Conditions of Approval for the River Islands Project and VTM 3694 remain in effect and does not require revisions to address mitigation requirements and/or conditions of approval associated with the project; and

WHEREAS, all elements of the project have been reviewed by the Stewart Tract Design Review Committee (STDRC) and recommended to the City for approval; and

WHEREAS, State Planning Law and the Lathrop Municipal Code require the Planning Commission to provide a recommendation for a General Plan Land Use Map Amendment and Zoning Map Amendment to the City Council by resolution; and

WHEREAS, notice of the Planning Commission public hearing for the project was duly published as required by law on February 8, 2020 in the Manteca Bulletin and mailed out to property owners located within a 300-foot radius from the project area on February 7, 2020; and

WHEREAS, proper notice of this public meeting was given in all respects as required by law; and

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lathrop does hereby make the following findings:

Section 1. General Plan Amendment Findings. The proposed General Plan Land Use Map Amendment will implement the following policies contained in the General Plan in support of the proposed land use designations:

1. *“The extent and rate at which multi-family development is allowed to occur during a given year shall be governed by realistic demands in the housing market. Unsubstantiated local market potential for multi-family proposal may be grounds for project disapproval, even though multi-family use is called for by proposals depicted on the General Plan Diagram or as described in the General Plan.”* The proposed project would accommodate a residential density consistent with the RM-RI General Plan land use designation (six (6) to twenty (20) du/ac) and is accounted for in the Amended VTM Tract 3694 (2015 and Substantial Conformance 2016).
2. *“Policy 2.2: Residential development within Sub-Plan Area #3 shall provide a variety of housing types and a range of lot sizes throughout the Stewart Tract.”* The proposed General Plan Amendment would accommodate a proposed Medium Density in Village CC that would provide a variety of housing types and densities in the River Islands Phase 1 Project. The proposed General Plan Amendment to the Town Center Area would “complete” the Mixed Use designation for this area and remove the split zoning – allowing for this area to be developed as intended.
3. *“Policy 2.3: Housing diversity within Sub-Plan Area #3 shall be encouraged through a mix of housing types and sizes, attractive design, innovation in site planning and design, and housing opportunities for a variety of income levels.”* The proposed General Plan Amendment would allow for a mixture of housing types and mixed-use developments, both in Village CC and the Town Center area.
4. *“Policy 2.4: The City shall promote residential project design within Sub-Plan Area #3 which reflects and considers natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses.*

Residential densities and lot patterns will be determined by these and other factors.” The proposed General Plan Amendment and Rezone of Village CC would allow for a higher density project to be developed. As discussed above, the Village CC area is proposed for medium density, attached single-family product; this product is the same that has been already approved and constructed by Van Daele Homes in Village L of the East Village District (known as Castaway).

5. *“Policy 2.8: Areas proposed for Higher Density in Sub-Plan Area #3 should be located within and nearby the town center, central canal or lake and employment center, as well as near convenience retail or other workplaces.”* As stated above, the applicant is requesting to amend the General Plan land use designation of Village CC from RL-RI to RM-RI to accommodate the anticipated density of residential development of the two (2) parcels. The higher density is nearby the future development of the Town Center Plan and
6. *“Policy 4.1: The City shall encourage development of a new town center within Sub-Plan Area #3 to provide a variety of goods and services to area residents.”* As stated above, the Town Center Plan was approved in 2018 and permits the development of residential and commercial mixed use developments. The proposed General Plan Amendment represents a “clean-up” action to remove the split General Plan land use designation of the property.
7. *“Program 1b: Continue to monitor the amount of land zoned for both single family and multifamily development and ensure that land use and zoning decisions do not reduce sites available for affordable housing...”* The proposed General Plan Land Use Map Amendment would modify the General Plan Land Use Designation of Village CC from Residential Low to Residential Medium, increasing the allowable residential density. This is consistent with Program 1b of the 2019-2023 Housing Element.

Section 2. Zoning Map Amendment Findings. Pursuant to the Lathrop Municipal Code, before any recommendation to approve by the Planning Commission, or final approval by the City Council, the following findings must be made:

1. *That the proposed amendment will be consistent with the applicable provisions of the General Plan.* The applicant has filed for both a General Plan Amendment and a Rezoning. If the General Plan Amendment is approved, the rezoning would be consistent with the City General Plan.

Section 3. Preliminary Development Plan. This Resolution incorporates, and by this reference makes a part hereof, the proposed revised Preliminary Development Plan for Stage 2B of VTM Tract 3694, substantially in the form on file with the Community Development Department.

Section 4. CEQA. The Planning Commission finds that the environmental review for the proposed project has been adequately provided and addressed in a certified Subsequent Environmental Impact Report (SEIR) (SCH No. 1993112027), and the SEIR has been updated by six (6) addendums since then. The City finds that the project does not require further environmental review under the California Environmental Quality Act (CEQA), for the following reasons:

1. The City Council certified the Final Subsequent Environmental Impact Report for the River Islands Project in February 2003. The certified River Islands SEIR comprehensively addresses the potential environment effects of urban development of the entire RI Project, including the development of the Town Center District and Lakeside East District.
2. The proposed General Plan Land Use Map Amendment and Zoning Map Amendment are consistent with the scope of the Project analyzed in the River Island SEIR and represent a “clean-up” action to obtain consistency between the General Plan Land Use Map, Zoning Map and VTM Tract 3694.
3. Pursuant to CEQA Guidelines Section 15182, no EIR or negative declaration need to be prepared for a residential project that conforms to an adopted specific plan. The proposed project is consistent with the West Lathrop Specific Plan and River Islands Urban Design Concept. More specifically, VTM 3694 and the Preliminary Development Plan for Phase 1 contemplate Medium Density uses, such as condominiums or attached single-family dwelling units, for Village CC in the Lakeside East District. The modification from Residential Low to Residential Medium is consistent with the West Lathrop Specific Plan and River Islands Urban Design Concept. In addition, the modification from Residential Low to Mixed Use for the remaining balance of 1175 Marina Drive (APN: 213-310-33) is consistent with the uses permitted in the Town Center Plan, adopted in 2018.
4. CEQA Guidelines Section 15162 provides that when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for the project unless the lead agency finds that there have been substantial changes in the project, the project circumstances or information available that would require major revision to the EIR. The proposed project does not trigger any of the specific conditions.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lathrop, based on substantial evidence in the administrative record of proceedings, its above findings, including the staff report and associated attachments, pursuant to its independent review and consideration, does hereby recommend the City Council adopt the General Plan Land Use Map Amendment, Zoning Map Amendment, and revision to the Preliminary Development Plan for Stage 2B of VTM Tract 3694, as illustrated and incorporated by reference Attachment 5, 6 and 7 of the Planning Commission Staff Report.

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a Regular Meeting on the 19th day of February, 2020 by the following vote:

AYES:

NOES:

ABSTAIN:

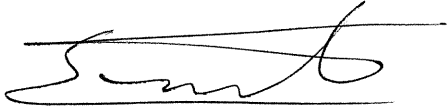
ABSENT:

Bennie Gatto, Chair

ATTEST:

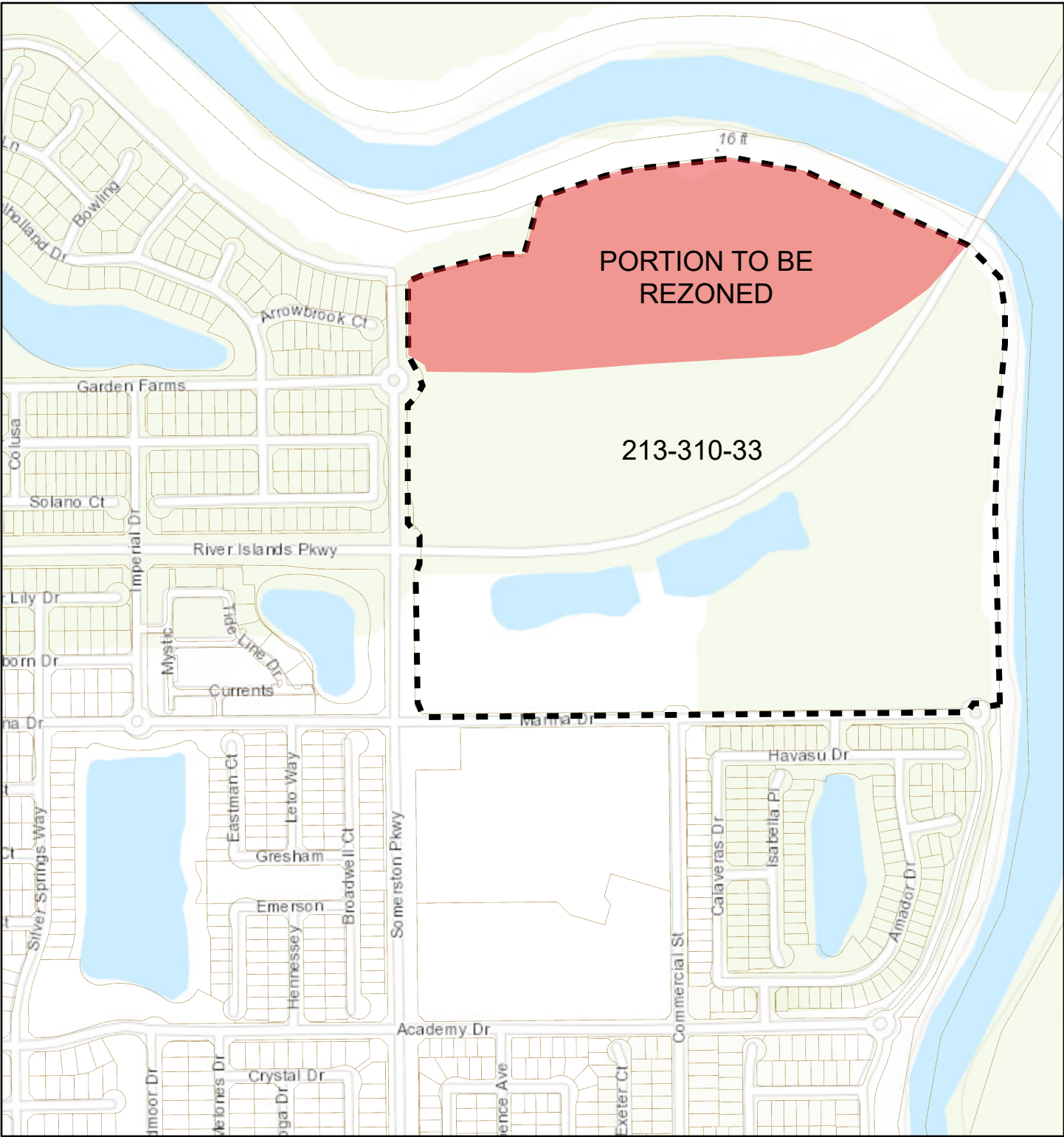
APPROVED AS TO FORM:

Mark Meissner, Secretary



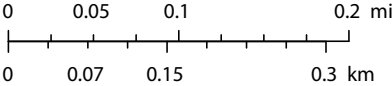
Salvador Navarrete, City Attorney

TOWN CENTER AREA

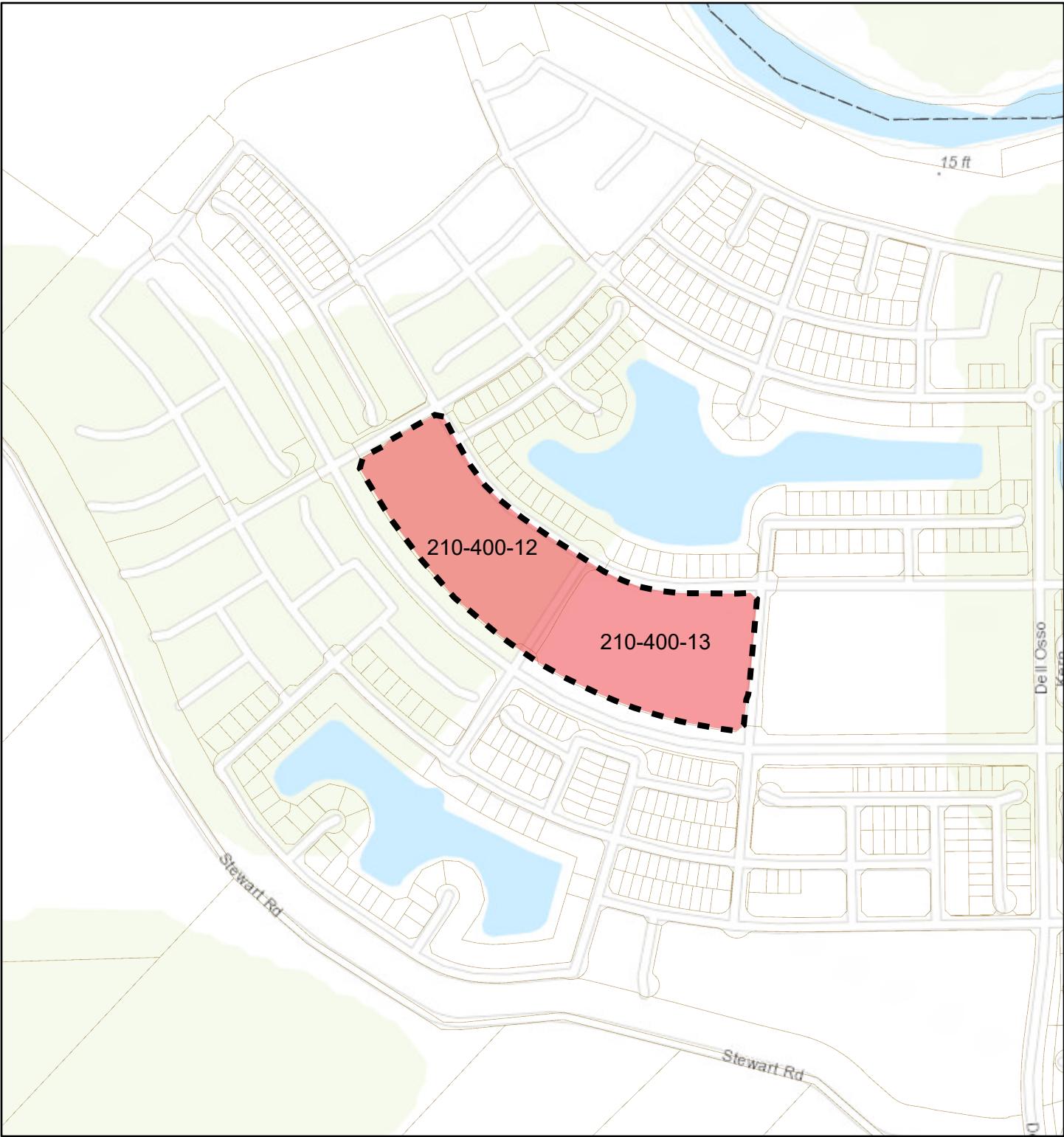


November 7, 2019

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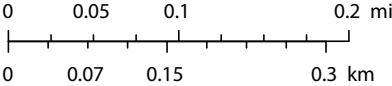


VILLAGE CC AREA



November 7, 2019

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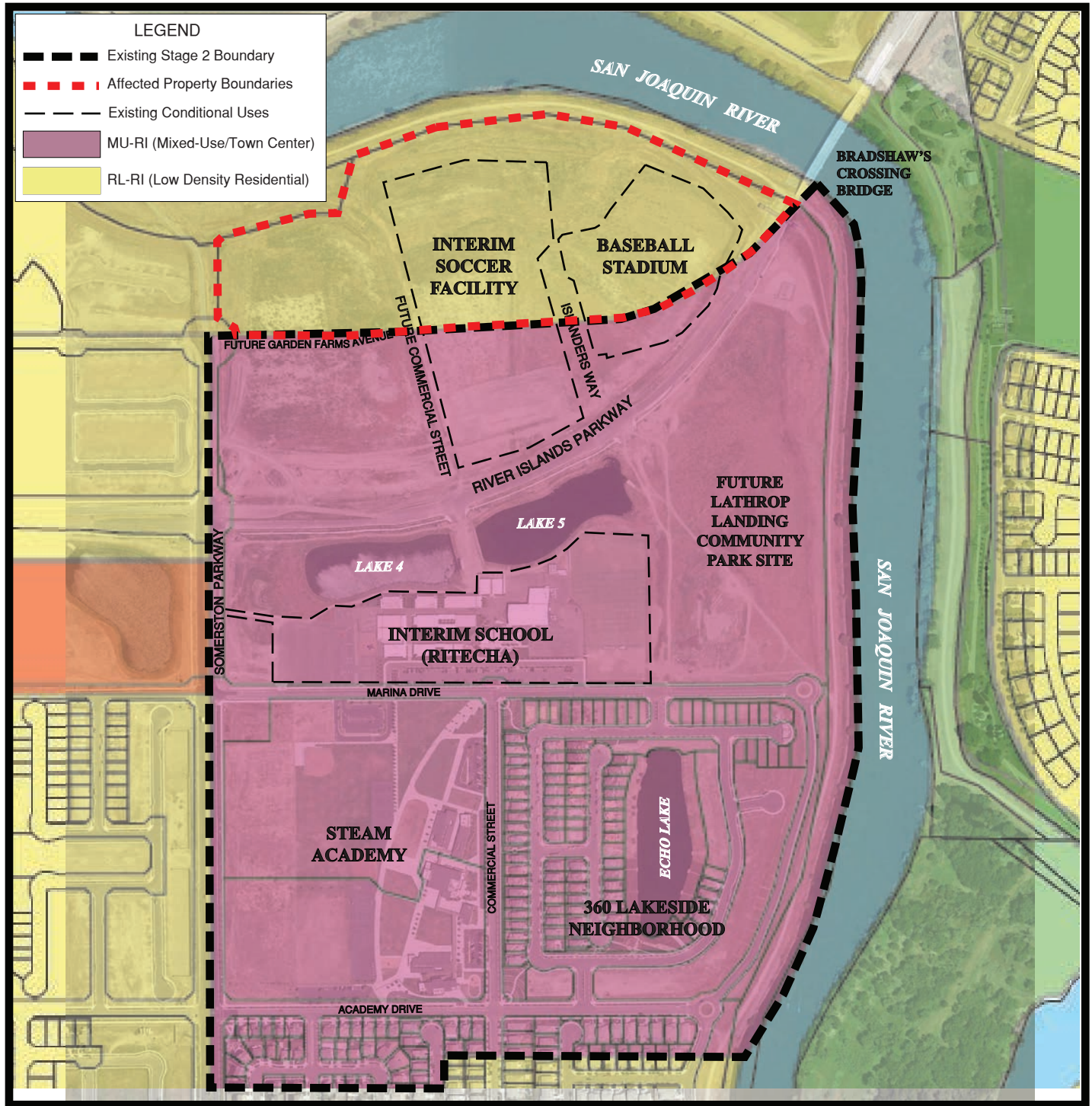
San Joaquin County GIS/Planning, San Joaquin County Public Works, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA, San Joaquin County GIS

EXHIBIT "A" - AFFECTED PARCELS**TOWN CENTER PARCELS**

APN	OWNER	TOTAL ACREAGE	AFFECTED ACREAGE
213-310-33	CALIFIA, LLC	119.92 (PORTION)	30 (APPROXIMATE)

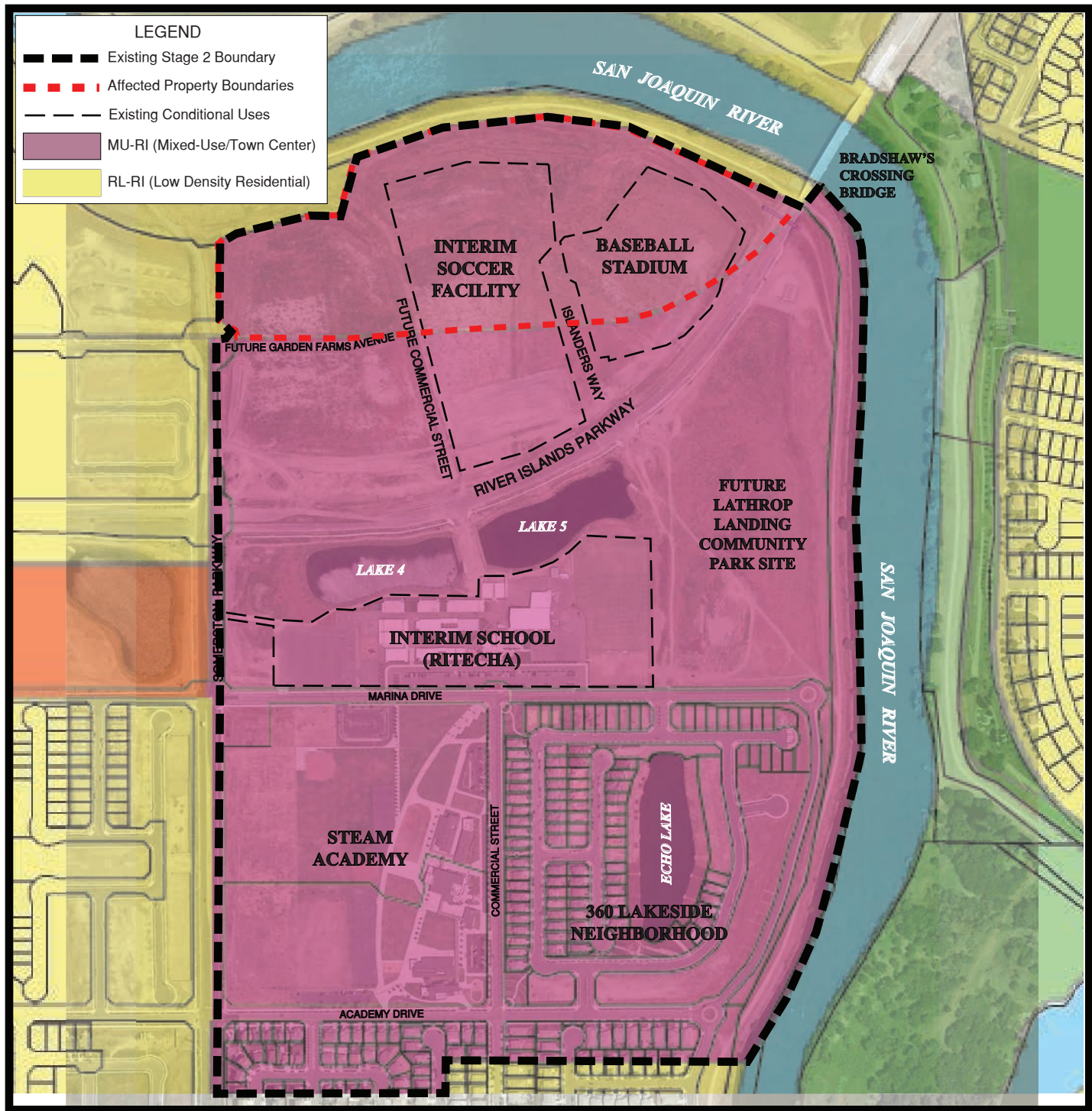
VILLAGE CC PARCELS

APN	OWNER	ACREAGE	AFFECTED ACREAGE
210-400-12	RIVER ISLANDS DEVELOPMENT, LLC	11.45	11.45
210-400-13	RIVER ISLANDS DEVELOPMENT, LLC	11.71	11.71



Existing Town Center Land Use/Zoning Area

	<p>River Islands Town Center District 2019 General Plan Amendment/Rezoning</p>	
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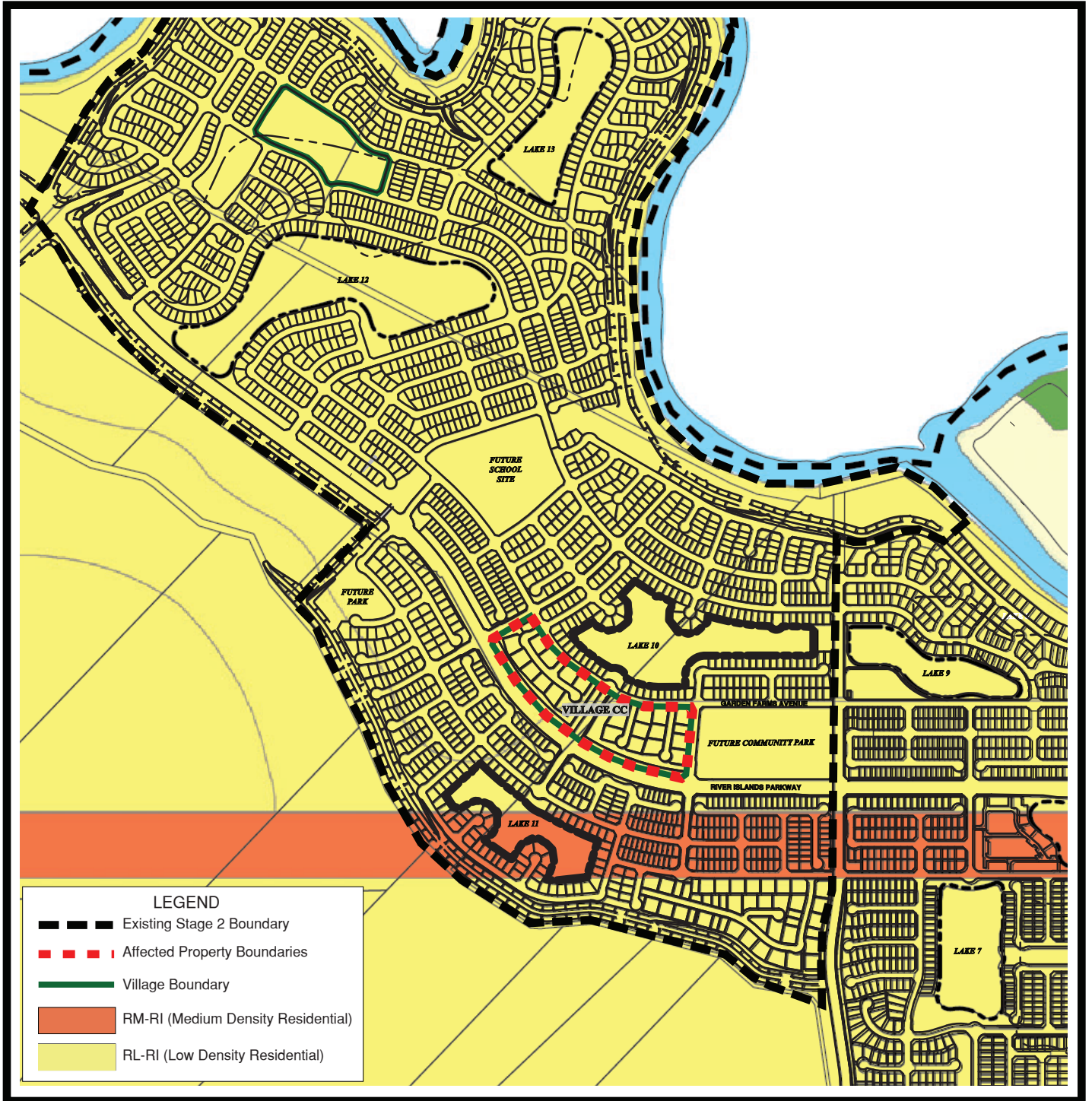


Proposed Town Center Land Use/Zoning Area



River Islands Town Center District 2019 General Plan Amendment/Rezoning





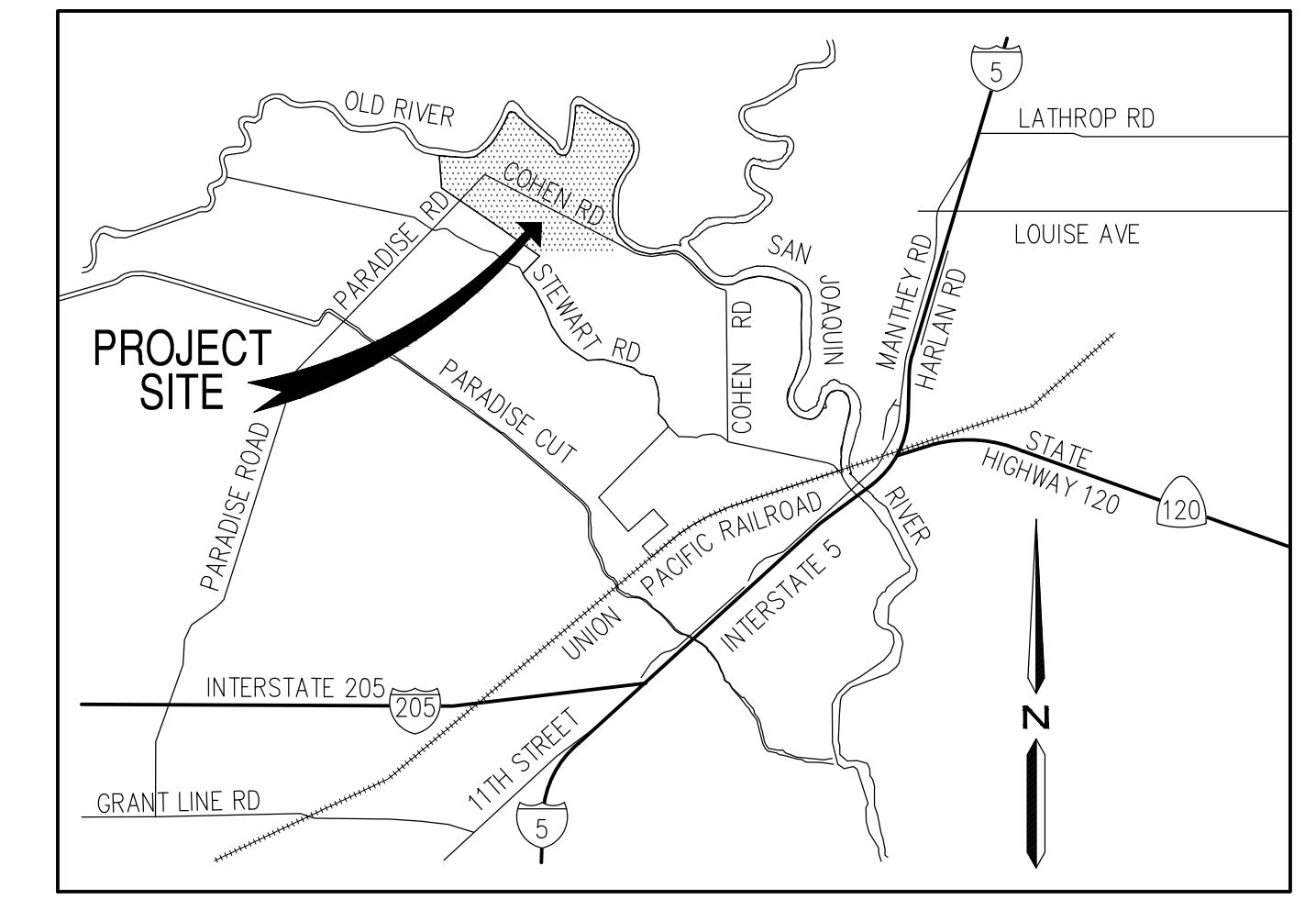
”

Existing Stage 2 Land Use/Zoning Area



River Islands Town Center District 2019 General Plan Amendment/Rezoning





STAGE 2B LOTTING SUMMARY

PROPOSED USE	MINIMUM LOT SIZE	LAKESIDE WEST DISTRICT						OLD RIVER ROAD DISTRICT						TOTAL	
		CURRENT			PROPOSED			CURRENT			PROPOSED				
		NO. OF DWELLING UNITS	ACRES (AC)	DENSITY (UNITS/AC)	NO. OF DWELLING UNITS	ACRES (AC)	DENSITY (UNITS/AC)	NO. OF DWELLING UNITS	ACRES (AC)	DENSITY (UNITS/AC)	NO. OF DWELLING UNITS	ACRES (AC)	DENSITY (UNITS/AC)	NO. OF DWELLING UNITS	ACRES (AC)
SINGLE FAMILY	45' X 100'	93	17.1	5.4	93	17.1	5.4	-	-	-	-	-	-	93	17.1
SINGLE FAMILY	47' X 100'	54	9.4	5.7	77	13.5	5.7	23	4.1	5.6	-	-	-	77	13.5
SINGLE FAMILY	50' X 80'	-	-	-	-	-	-	91	14	6.5	-	-	-	91	14.0
SINGLE FAMILY	50' X 100'	122	22.8	5.4	122	22.8	5.4	-	-	-	-	-	-	122	22.8
SINGLE FAMILY	52' X 100'	155	31.9	4.9	37	6.7	5.5	-	-	-	-	-	-	155	32.8
SINGLE FAMILY	55' X 100'	74	18.2	4.1	74	18.2	4.1	110	24.2	4.5	110	24.2	4.5	184	42.4
SINGLE FAMILY	55' X 95'	20	2.6	7.7	20	2.6	7.7	-	-	-	-	-	-	20	2.6
SINGLE FAMILY	58' X 100'	122	27.9	4.4	122	27.9	4.4	-	-	-	-	-	-	122	27.9
SINGLE FAMILY	58' X 95'	19	3.0	6.3	19	3.0	6.3	-	-	-	-	-	-	19	3.0
SINGLE FAMILY	60' X 100'	77	19.7	3.9	77	19.7	3.9	-	-	-	-	-	-	77	19.7
SINGLE FAMILY	70' X 100'	69	22.2	3.1	69	22.2	3.1	-	-	-	-	-	-	69	22.2
SINGLE FAMILY	COURTYARDS	58	8.5	6.8	-	-	-	-	-	-	58	8.5	6.8	58	8.5
SINGLE FAMILY	TOWN HOUSES	-	-	-	-	-	-	-	-	-	100	10.3	9.7	100	10.3
SUB-TOTAL		863	183.3	4.7	710	153.7	4.6	324	52.6	6.2	477	83.1	5.7	1187	236.8
POCKET PARK		-	11.0	-	-	10.9	-	-	-	-	-	0.1	-	-	11.0
NEIGHBORHOOD PARK		-	10.7	-	-	6.1	-	-	-	-	-	4.6	-	-	10.7
LAKE		-	39.1	-	-	39.1	-	-	-	-	-	-	-	-	39.1
COLLECTOR STREETS		-	21.8	-	-	23.1	-	-	3.4	-	-	2.1	-	-	25.2
SUB-TOTAL		-	82.6	-	-	79.0	-	-	3.4	-	-	7.0	-	-	86.0
TOTAL														1187	321.9

- NOTES:
 1. AREA OUTSIDE OF PHASE 1 (TRACT 3694) BOUNDARY ARE NOT A PART OF THIS SET (N.A.P.O.T.S.)
 2. LOT CONFIGURATION AND LAND USES ARE PRELIMINARY AND SUBJECT TO CHANGE UNTIL FINAL APPROVAL BY THE CITY OF LATHROP.
 3. TABLE DOES NOT INDICATE CHANGES TO VILLAGE EE AND NN THAT WILL HAVE SOME UNITS WITH 95' LOT DEPTHS.

LEGEND

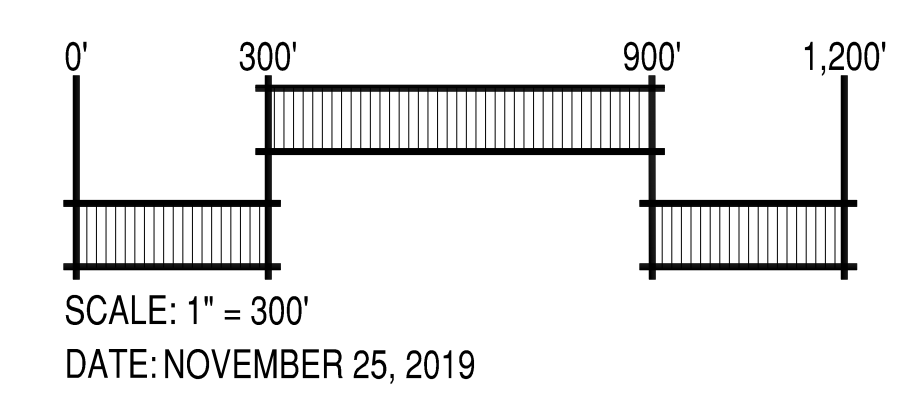
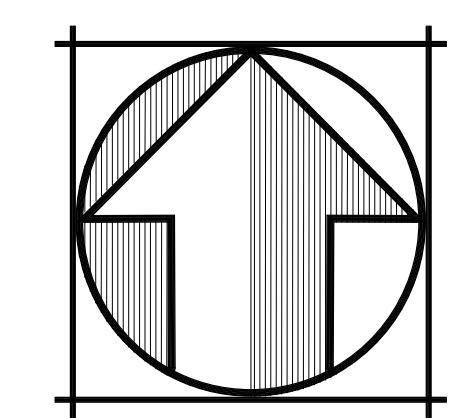
	EXISTING DISTRICT BOUNDARY		PROPOSED DISTRICT BOUNDARY
	PHASE 1 (TRACT 3694) BOUNDARY		STAGE 2B LIMIT LINE
	45' x 100' LOTS		58' x 95' LOTS
	47' x 100' LOTS		58' x 100' LOTS
	50' x 80' LOTS		60' x 100' LOTS
	50' x 100' LOTS		70' x 100' LOTS
	52' x 100' LOTS		COURTYARDS
	55' x 95' LOTS		FUTURE LOTS
	55' x 100' LOTS		

DRAFT

EXHIBIT "G"
PRELIMINARY
STAGE 2B DEVELOPMENT PLAN
LAKESIDE WEST & OLD RIVER ROAD DISTRICT
NEIGHBORHOOD STRUCTURE DIAGRAM
AND LOTTING PLAN
RIVER ISLANDS
 CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA

PHASE 2
(N.A.P.O.T.S.)

STAGE 2B PARKS SUMMARY		
OLD RIVER ROAD DISTRICT		
PARCEL	PARK NAME	AREA (AC)
N8	NEIGHBORHOOD PARK F	4.6
P50	POCKET PARK 50	0.12
TOTAL =		4.7
LAKESIDE WEST DISTRICT		
N5	LAKESIDE PARK	6.1
P40	POCKET PARK 1	0.18
P41	LAKESIDE PARK 1	1.76
P42	LAKESIDE PARK 2	2.1
P43	POCKET PARK 26	0.18
P44	POCKET PARK 27	0.29
P45	WATER RELATED PARK N	0.77
P46	WATER RELATED PARK M	0.48
P47	POCKET PARK 19	0.92
P48	POCKET PARK 31	0.70
P49	WATER RELATED PARK I	3.5
TOTAL =		16.98



O'DELL
ENGINEERING
 6200 Stoneridge Mall Road, Suite 330
 Pleasanton, CA 94588
 Ph 925.223.8340 odellengineering.com

SHEET NO.
 1
 OF
 3



February 13, 2020

Mr. Mark Meissner
City of Lathrop Community Development Department
390 Towne Centre Drive
Lathrop, CA 95330

Subject: Proposed Amendment of Stage 2B Preliminary Development Plan (PDP)

Dear Mark:

After review of the proposed Stage 2B PDP as provided by River Islands Development and City staff, the Stewart Tract Design Review Committee has recommended approval as submitted.

If you have any questions regarding this letter, please feel free to contact me at (209) 879-7900 or at sdelloso@riverislands.com

Sincerely,

A handwritten signature in black ink, appearing to read "Susan Dell'Osso".

Susan Dell'Osso
President

cc: Rick Caguiat, City of Lathrop Principal Planner
David Niskanen, Contract Planner



PLANNING COMMISSION
STAFF REPORT

DATE: February 19, 2020

APPLICATION NO: General Plan Housing Element Annual Progress Report for Calendar Year 2019

LOCATION: Citywide

REQUEST: Adoption of a Resolution recommending the City Council receive and accept the report and to authorize staff to submit the Housing Element Annual Progress Report for Calendar Year 2019 to the Governor's Office of Planning and Research (OPR) and State Department of Housing and Community Development (HCD).

CEQA STATUS: The proposed Housing Element Annual Progress Report for Calendar Year 2019 is not considered a project as prescribed by the California Environmental Quality Act (CEQA).

SUMMARY:

Each year, California cities are required to prepare an annual progress report (APR) on the status of implementing the General Plan Housing Element and to submit the report to the State Department of Housing and Community Development (HCD) and the Governor's office of Planning and Research (OPR). Using a form provided by HCD, staff provides data to create a snapshot of housing unit production across affordability levels, a listing of development applications received, and provides an update on housing program implementation. The annual report must be provided to the City Council prior to sending to the State.

BACKGROUND:

Under California Government Code Section 65400, the City is required to prepare a General Plan Housing Element Annual Progress Report for submittal to the City Council, OPR and HCD by April 1st of each year. The purpose of the annual report is to provide the City Council and the above referenced State Departments progress on the General Plan Housing Element's implementation status toward meeting the City's fair share of the Regional Housing Needs Allocation (RHNA) (as discussed below).

The City Council adopted the City's 2019-2023 Housing Element on December 9, 2019. The City is awaiting certification by HCD and should receive it within the next month.

ITEM 9.1

The Housing Element is one (1) of seven (7) mandated elements of the City’s General Plan and includes information related to the City’s existing housing needs, an analysis of the City’s population and employment trends, household characteristics, an inventory of land suitable for residential development and goals, policies and programs intended to meet the identified housing needs and state mandated requirements.

As part of the update to the City’s Housing Element, the City is required to identify sites to accommodate its fair-share of the RHNA, as established by HCD and managed by the San Joaquin Council of Governments (SJCOG). In summary, the RHNA process allocates the State’s projection of housing needs to each County. The State HCD identifies housing needs for each region in response to projected population and household growth, and mandates that each Council of Governments (COG) distribute the RHNA to each jurisdiction (Cities and Counties) within the COG’s region, or in our case, SJCOG. The City’s 2019 update to the Housing Element, identified a number of sites that could accommodate the City’s fair share of the RHNA, in all income categories. The following table represents the City’s RHNA (excerpt from the 2019 General Plan Housing Element):

TABLE 1: REGIONAL HOUSING NEEDS ALLOCATION (2014-2023) PROGRESS

Status	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	526	493	759	957	2,421	5,156
Built	0	0	0	29 ¹	1,571	1,600
Under Construction/ Permitted	0	0	0	0 ²	197	197
Remaining Allocation	526	493	759	928	653	3,359

¹INCLUDES 18 HOMES BUILT IN 2014 AND 9 HOMES BUILT IN 2015 SOLD AT MARKET-RATE PRICES AFFORDABLE TO MODERATE INCOME HOUSEHOLDS AND INCLUDES 2 ADUs BUILT IN 2017 AND 2018

²104 BUNGALOW UNITS ARE UNDER CONSTRUCTION IN RIVER ISLANDS; THESE UNITS WILL BE MONITORED AS THE DENSITY AND SIZE OF THE UNITS MAY YIELD MARKET-RATE SALES PRICES AFFORDABLE TO MODERATE INCOME HOUSEHOLDS.

³THERE IS THE POTENTIAL FOR SOME OR ALL OF THE APPROVED 350 MULTIFAMILY UNITS TO BE DEVELOPED AS AFFORDABLE UNITS, IF THE DEVELOPER SEEKS ADDITIONAL FUNDING OR SELLS ONE OR MORE OF THE PROJECTS TO AN AFFORDABLE HOUSING DEVELOPER.

SOURCE: SAN JOAQUIN COUNCIL OF GOVERNMENTS, 2014; ZILLOW.COM; CITY OF LATHROP, 2019

Each income category is defined as a percentage of the Area Median Income (AMI), as established by HCD. The income categories are then used to calculate housing affordability for rental and owner occupied housing. Each income category is defined as follows:

- **Extremely Low Income Households** have a combined income at or lower than 30 percent of AMI.
- **Very Low Income Households** have a combined income between 30 and 50 percent of AMI.
- **Low Income Households** have a combined income between 50 and 80 percent of AMI.
- **Moderate Income Households** have a combined income between 80 and 120 percent of AMI.
- **Above Moderate Income Households** have a combined income greater than 120 percent of AMI

ITEM 9.1

The State Income Limits, as illustrated in the City’s 2019 Housing Element are as follows:

TABLE 30: STATE INCOME LIMITS –SAN JOAQUIN COUNTY (2019)

Income Group	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low	\$14,700	\$16,910	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$43,430
Very Low	\$24,500	\$28,000	\$31,500	\$35,000	\$37,800	\$40,600	\$43,400	\$46,200
Low	\$39,200	\$44,800	\$50,400	\$56,000	\$60,500	\$65,000	\$69,450	\$74,950
Moderate	\$60,000	\$68,550	\$77,150	\$85,700	\$92,550	\$99,400	\$106,250	\$113,100
Above Moderate	\$60,000+	\$68,550+	\$77,150+	\$85,700+	\$92,550+	\$99,400+	\$106,250+	\$113,100+

SOURCE: HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT, 2019

In order to provide an idea of affordable housing costs by income group, affordable home sale prices are estimated for one, two, four, and six person households.

TABLE 31: HOUSING AFFORDABILITY BY INCOME GROUP

Income Group	One Person		Two Person		Four Person		Six Person	
	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost
Extremely Low	\$51,100	\$367	\$58,100	\$422	\$86,000	\$643	\$114,900	\$864
Very Low	\$89,000	\$612	\$100,400	\$700	\$123,100	\$875	\$141,200	\$1,015
Low	\$138,000	\$980	\$155,600	\$1,120	\$190,900	\$1,400	\$219,200	\$1,625
Moderate	\$226,600	\$1,500	\$255,500	\$1,713	\$313,400	\$2,142	\$359,600	\$2,485
Above Moderate	\$226,600+	\$1,500+	\$255,500+	\$1,713+	\$313,400+	\$2,142+	\$359,600+	\$2,485+

**MAXIMUM AFFORDABLE SALES PRICE IS BASED ON THE FOLLOWING ASSUMPTIONS: 5% INTEREST RATE, 30-YEAR FIXED LOAN, DOWNPAYMENT: \$5,000 – EXTREMELY LOW, \$10,000 – VERY LOW; \$15,000 - LOW, \$25,000 – MODERATE, PROPERTY TAX, UTILITIES, AND HOMEOWNERS INSURANCE AS 30% OF MONTHLY HOUSING COST (EXTREMELY LOW), 28% OF MONTHLY HOUSING COST (LOW), AND 25% OF MONTHLY HOUSING COST (MODERATE/ABOVE MODERATE). HOMES SALES PRICES ARE ROUNDED TO NEAREST \$100.*

SOURCE: DE NOVO PLANNING GROUP, 2019

An excerpt from the City’s 2019 General Plan Housing Element related to RHNA, state income limits, and housing affordability is attached to this Staff Report as Attachment 3. The forms provided by HCD were originally adopted in 2010 and have recently been updated pursuant to Assembly Bill 879 (AB 879) and Senate Bill 35 (SB35), which now include information related to the number of development applications received and approved and list of sites rezoned to address RHNA shortfall. In summary, the forms require the following information:

- Status of the plan and progress in its implementation
- Progress in meeting its share of the regional housing needs
- The number of housing development applications received in the prior year
- The number of units included in all development applications in the prior year
- The number of units approved and disapproved in the prior year
- The degree to which its approved general plan complies with the adopted General Plan guidelines

ITEM 9.1

- Sites rezoned to accommodate that portion of the City’s share of the regional housing need for each income level
- Number of net new units of housing, including both rental and for-sale, that have been issued an entitlement, a building permit, or a certification of occupancy
- Number of building permits issued and development applications received using the streamline review process (SB35)
- Locally owned lands included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

ANALYSIS:

Staff has prepared the 2019 Lathrop Housing Element Annual Progress Report, included as Attachment 2. Some of the highlights of the year include:

New Applications Received and Processed

The City of Lathrop processed nine (9) residential entitlement applications for new residential development that may result in 846 new units. The City received and processed the following Architectural Design Review Applications in 2019:

River Islands

Kiper Newport	131 single-family dwelling units
Pulte Homes	74 single-family dwelling units
Castaway II	120 single-family dwelling units
Kiper Village Y	100 single-family dwelling units
Tri Pointe Village W	106 single-family dwelling units

Central Lathrop

Richmond American Homes	91 single-family dwelling units
Meritage Homes	66 single-family dwelling units
DR Horton	69 single-family dwelling units
De Nova Homes	89 single-family dwelling units

New Home Construction

The City of Lathrop issued building permits for 389 above moderate residential housing units in 2019, 387 of which were single family residences and two (2) were for Accessory Dwelling Units (ADU). The majority of the building permits were issued for the River Islands area. As shown in Table B below, no building permits were issued for very low-, low-, and/or moderate-income categories.

ITEM 9.1

Housing Element Programs

The City made progress in implementing the Goals and Programs of the Housing Element. The following programs were implemented in 2019 or in the process of being implemented:

1. Housing Element Program 2p: Encourage Multi-Family Housing

This program requires an amendment to the Zoning Code to limit development of single-family units on sites designated for high density residential uses.

Action: The City adopted an Ordinance in December, 2019 that revised the Zoning Code to allow single-family developments on sites designated for high density residential uses only if the single family unit(s) are: 1) replacing an existing single family unit on a one for one basis, 2) on an existing lot of 8,000 sq. ft. or less, or 3) are part of a housing development with the majority of unit affordable to extremely low, very low, or low income households.

2. Housing Element Program 2q. Manufactured Housing:

Revise the Zoning Code to permit manufactured homes in the same manner as single family homes, as required by Government Code Section 65852.3.

Action: The City adopted an Ordinance in December, 2019 that revised the Manufactured Housing Chapter (Chapter 17.68) to clarify that the provisions of the chapter shall apply to all single-family dwelling manufactured and mobile homes on permanent foundations, which shall be allowed subject to the same permit requirements as a single family home.

Progress Towards Meeting RHNA

As illustrated in Table B of the HCD Forms below, the City has issued 1,582 building permits for residential development for the 2014 – 2023 Housing Element Planning Period.

Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1019							1019
	Non-Deed Restricted								
Low	Deed Restricted	759							759
	Non-Deed Restricted								
Moderate	Deed Restricted	957							957
	Non-Deed Restricted								
Above Moderate		2421	343	170	297	383	389	1582	839
Total RHNA		5156							
Total Units			343	170	297	383	389	1582	3574

ITEM 9.1

CEQA REVIEW:

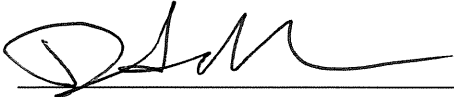
The proposed Housing Element Annual Progress Report for Calendar Year 2019 is not considered a project as prescribed by the California Environmental Quality Act (CEQA).

RECOMMENDATION:

Staff recommends the Planning Commission approve Resolution No. 20-4, recommending the City Council to direct staff to transmit the report to the Governor's Office of Planning and Research (OPR) and State Department of Housing and Community Development (HCD).

ITEM 9.1

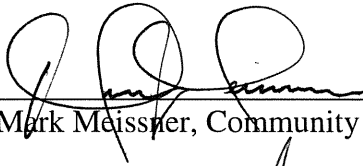
Approvals:



David Niskanen, Contract Planner

2/6/2020

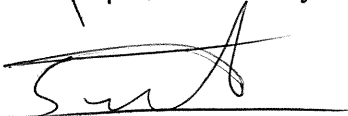
Date



Mark Meissner, Community Development Director

2/6/2020

Date



Salvador Navarrete, City Attorney

2-6-2020

Date

Attachments:

1. Planning Commission Resolution No. 20-4
2. Housing Element Annual Progress Report for Calendar Year 2019
3. Affordability & RHNA Explanation. Excerpt from the City's 2019 General Plan Housing Element

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 20-4**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
RECOMMENDING CITY COUNCIL RECEIVE AND ACCEPT THE HOUSING
ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2019 AND
AUTHORIZE STAFF TO SUBMIT THE REPORT TO THE GOVERNOR'S OFFICE OF
PLANNING AND RESEARCH AND THE CALIFORNIA DEPARTMENT OF
HOUSING AND COMMUNITY DEVELOPMENT**

WHEREAS, California Government Code Section 65400(2) requires the planning agency to provide an annual report to the City Council, the Governor's Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD) regarding progress toward implementation of the housing element of the general plan; and

WHEREAS, planning staff has prepared an annual progress report for the calendar year 2018, utilizing the prescribed forms and instructions provided by HCD; and

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lathrop based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby recommend the City Council receive and accept the annual progress report on the Housing Element, attached and incorporated by reference herein, and authorize staff to forward the report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development pursuant to Government Code Section 65400(2).

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a regular meeting on the 19th day of February, 2020 by the following vote:

AYES:

NOES:

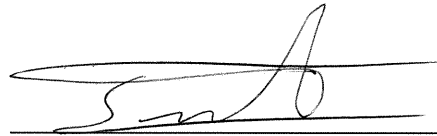
ABSTAIN:

ABSENT:

Bennie Gatto, Chair

ATTEST:

APPROVED AS TO FORM:

A handwritten signature in black ink, appearing to read 'S. Navarrete', is written over a horizontal line.

Mark Meissner, Secretary

Salvador Navarrete, City Attorney

Jurisdiction	Lathrop	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		389
Total Units		389

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	846
Total Housing Units Approved:	846
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Lathrop
Reporting Year	2019 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1a	To ensure adequate sites for extremely low, very low, low, and moderate income housing are available throughout the planning period to meet the City's RHNA, the City will continue to biennially update the inventory of lower and moderate income sites (Appendix A). The update shall remove sites that have been developed and add any replacement or new sites. The update shall ensure that the inventory of residential sites continues to include sites appropriate for a variety of single family and multifamily housing types as well as sites to accommodate single room occupancies and emergency shelters.	Update inventory on a biennial basis and make inventory available at City Hall and on the City website.	The City continues to maintain the inventory of residential sites (Appendix A of the Housing Element). As development occurs, the inventory will be updated and published. Inventory developed as part of the Housing Element will be maintained through the Housign Element Planning Period.

<p>Program 1b</p>	<p>Continue to monitor the amount of land zoned for both single family and multifamily development and ensure that land use and zoning decisions do not reduce sites available for affordable housing. In order to ensure that adequate sites continue to be provided for affordable housing, the City shall:</p> <ul style="list-style-type: none"> • Require development to meet the minimum development densities established for each residential zoning district. • Evaluate each rezone, change in allowed density, or other action that would reduce residential densities or the residential capacity of site and ensure adequate actions and/or findings are provided to ensure consistency with Government Code Section 65863. • As part of any entitlements for or amendments associated with River Islands/West Lathrop Specific Plan development, ensure that the Specific Plan and associated maps maintain a minimum of 45.67 acres of high density residential sites in River Islands that allow development at 20 to 40 du/ac. • As part of any entitlements or amendments associated with Central Lathrop Specific Plan development, ensure that the Specific Plan and 	<p>Ongoing through the development review process</p>	<p>The City continues to monitor and maintain the amount of land zoned for both single family and multi-family developments and ensure land use and zoning decisions do not reduce sites availability for affordable housing. The City received one (1) application in 2019 for a General Plan Amendment and Rezone from RL - Residential Low to RM - Residential Medium, increasing the residential density.</p>
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<p>Program 1c</p>	<p>well- designed and innovative projects that provide for the development of compatible residential, commercial, industrial, institutional, and/or public uses within a single project or neighborhood by continuing to implement the West Lathrop and Central Lathrop Specific Plans, which encourage mixed use development as well as a range of uses through allowing higher building intensities, reduced parking requirements, reduced set- back and yard requirements, allow for a higher building height, and greater floor area ratios. In addition, the City will continue to work closely with the developers of each Specific Plan to expedite processing and permit procedures.</p>	<p>Ongoing</p>	<p>The City continues to encourage well designed and innovative projects within the West Lathrop and Central Lathrop Specific Plans. The West Lathrop Specific Plan continues to be built-out and as development occurs, the City reviews Architecture, Landscaping, and Development Plan for consistency with the West Lathrop Specific Plan and the River Islands Urban Design Concept as well as associated neighborhood specific Architecture Design Guidelines and Standards. The City is encouraged that development within the Central Lathrop Specific Plan began in 2019 and will continue to occur within the Housing Element Planning Period.</p>
<p>Program 1d</p>	<p>Support affordable or special needs (including senior, disabled, developmentally disabled, farmworker, homeless, large family, and single female head of family) housing projects applications for federal, state, and/or regional programs, including CDBG, HOME, project-based Section 8/211, Low Income Housing Tax Credit, and HCD grant programs, that may be used for the development and on-going affordability of lower income and special needs housing. Support for applications shall be provided through staff technical assistance with the application (e.g., assisting with completing application components related to development review and environmental compliance) where appropriate and City Council consideration of resolutions indicating local support for each project.</p>	<p>Ongoing on a project-by-project basis</p>	<p>The City continues to support affordable or special needs housing projects. As applications for such developments are received, the City will assist applicant(s) in preparing and submitting grant applications for funding. No affordable or special needs housing grants were submitted in 2019.</p>

<p>Program 1e</p>	<p>Evaluate State-administered funding programs on a biennial basis to determine if there are additional programs appropriate to encourage affordable housing development or for the City to use to augment First Time Homebuyer program for lower income households and request funds when appropriate and available. As soon as possible, request SB 2 funds to develop additional housing incentives, such as reduced fee structures for senior, disabled, and other special needs housing where a nexus can be demonstrated that service demands for such housing are less than typical single family or multifamily housing, pre-approved plans for small-scale infill housing projects that include an affordable component, and a plan for use of future SB 2 funds.</p>	<p>Biennially (by December 31st of 2021 and 2023); SB 2 funding to be requested concurrently with Housing Element Update (2019)</p>	<p>The City will evaluate State-administered funding programs on a biennial basis to determine if there are additional programs appropriate to encourage affordable housing development or for the City to use to augment First Time Homebuyer program for lower income households and request funds when appropriate and available. The City has requested SB 2 funding from HCD for a variety of programs, including Accessory Dwelling Unit (ADU) pre-approved building plans and non-subjective residential design guidelines.</p>
<p>Program 1f</p>	<p>Continue to consider regional development through working with SJCOG and local jurisdictions to plan for high quality regional development, including adequate affordable housing, by reviewing SJCOG data and online resources to track regional development, and by providing input into the development of the methodology for allocating the region's Regional Housing Needs Allocation.</p>	<p>Ongoing</p>	<p>The City continues to monitor and support development within San Joaquin. The City works closely with the City of Manteca and San Joaquin County to ensure development is compatible with adjacent jurisdictions and uses.</p>

<p>Program 1g</p>	<p>Continue to address and encourage lower income housing, special populations, and homeless needs on an annual basis through developer and service provider outreach and through participation in the Urban County/County Continuum of Care. As part of the development of the Annual Action Plan for CDBG/HOME funding, contact potential housing developers and service providers and encourage their submittal of funding applications and housing proposals that use the City's allocation as well as the Countywide allocation of funds for extremely low income housing, very low income housing, and low income housing as well as housing for disabled, seniors, veterans, homeless, and other special needs populations. The following shall be provided as links via the Annual Action Plan hearing notice: • A table of lower income housing sites, including the parcel size, zoning, land use designation, and realistic capacity and associated map identifying the location of each site. • A list of City incentives to encourage housing development. • Identification of the City's interest in actively supporting efforts to establish housing</p>	<p>With Annual Action Plan public hearing notices</p>	<p>The City continues to participate in the Urban County/County Continuum of Care. The City will prepare a table of lower income housing sites, a list of City incentives to encourage housing development and identification of the City's interest in actively supporting efforts to establish housing and facilities to serve lower income and special needs populations.</p>
<p>Program 1h</p>	<p>Maintain information regarding homeless shelters and services available to City residents. This information shall be available at City Hall, the Lathrop Community Center, the Library, and on the City's website. The City shall participate with San</p>	<p>Ongoing; distribute brochures on a monthly basis or as-needed</p>	<p>The City maintains information regarding homeless shelters and services available. This information is readily available at City Hall and will be reviewed/updated periodically.</p>
<p>Program 1i</p>	<p>Joaquin County's efforts to address farmworker housing needs. Participation with the County may include identification of potential sites and funding sources available for farm labor housing.</p>	<p>As needed</p>	<p>The City will work with San Joaquin County to address farmworker housing. Participation may include identification of sites available in the City for such a development and identification of funding sources.</p>

<p>Program 1j</p>	<p>Continue to work with the San Joaquin Housing Authority by providing housing information requested by the Housing Authority in a timely manner. Encourage the Housing Authority to issue more vouchers to City residents in need and to make efforts to increase the use of vouchers for rental of single family homes due to the City's limited supply of multifamily housing.</p>	<p>Ongoing; including Housing Authority in annual mailing under program 1g</p>	<p>The City will provide any information the San Joaquin County Housing Authority needs and/or requests. No action in 2019.</p>
<p>Program 1k</p>	<p>Continue to permit Planned Development District zoning that promotes a variety of housing types in the City through the utilization of innovative development techniques and flexible standards, such as: zero lot lines, clustering of dwelling units, narrower streets, increased densities, and fewer dedication requirements.</p>	<p>Ongoing</p>	<p>As development occurs and development applications are received, the City will review and make recommendations towards Planned Development Zoning. In addition, as inquiries are received on particular properties, the City will evaluate whether a Planned Development Zoning would benefit the Project. No Planned Development Rezone requests were processed in 2019.</p>
<p>Program 1l</p>	<p>Facilitate the development of market rate rental housing and affordable for-sale and rental housing, including housing for extremely low, very low, and low income groups and special needs populations, through the following: • Regulatory incentives, such as expediting permit processing, deferred fees, and/or reduced parking requirements based on the bedroom mix of the project; and • Encourage developers to utilize the density bonus and incentive provisions required by State law; and • Publicize these incentives for market rate housing to developers and/or other interested parties by providing informational flyers at the Community Development Department's counter and in development project applications.</p>	<p>Ongoing</p>	<p>The City did not receive an application for extremely low, very low, and low income groups and special needs populations in 2019.</p>

<p>Program 1m</p>	<p>Encourage a range of housing types for the developmentally disabled through coordination with the Valley Mountain Regional Center to identify needed housing types, such as independent living opportunities and group homes and other facilities that provide assistance to residents. Projects that provide housing for developmentally disabled persons will be assisted through priority/expedited processing, assistance with funding applications, and assistance with any density bonus requests for a density bonus, reduced development standards (e.g., minimum lot size, setbacks, parking, etc) or other incentives. Continue to refer households with a developmentally disabled member to the Valley Mountain Regional Center for assistance.</p>	<p>Ongoing</p>	<p>This program is ongoing. The City encourages development of a variety of housing types, including housing for developmentally disabled and will coordinate with the Valley Mountain Regional Center to identify needed housing types.</p>
<p>Program 1n</p>	<p>Revise the Zoning Code to require ministerial approval, which may include site plan review, for housing developments that include a minimum of 20 percent of units affordable to lower income households on the following sites consistent with Government Code 65583.2: 1: 21331033 2: 21321006 3: 19121017 5: 19122032 6: 19122039 7: 19122040 8: 19122059 11: 19608021 12: 19608026 13: 19608072</p>	<p>No later than December 1, 2022 due to statutory requirements to be completed within 3 years of Housing Element adoption</p>	<p>The City will work towards revising the Zoning Code to require ministerial approval on the Sites listed in Program 1n. This program is not yet complete.</p>
<p>Program 2a</p>	<p>Continue to offer pre-application meetings to all developers with various City staff representing numerous City departments (e.g. planning, building, engineering, etc.) to discuss project design, city standards, necessary public improvements, and funding strategies.</p>	<p>Ongoing</p>	<p>The City continues to offer pre-application meetings to all developers within the community. The City had seven (7) pre-application meetings with developers in 2019.</p>

<p>Program 2b</p>	<p>Provide incentives to encourage the development of special needs and affordable housing. This program is anticipated to assist at least four projects, in coordination with other applicable programs. Incentives shall include: • Allowing developers to submit concurrent/“piggyback” applications (e.g., rezones, tentative tract maps, conditional use permits, variance requests, etc.) to streamline processing of development projects that require multiple City approvals or entitlements; • Provide technical assistance with the entitlement process for projects that propose extremely low-, very low-, and low- income housing or that include a significant portion of units for special needs households. • Consideration of fee waivers or fee deferrals, where deemed appropriate, projects providing housing for extremely low-, very low-, and low income households or special needs households. • Prioritizing projects which include units set aside for extremely low-, very low-, and/or low income households; • Through the density bonus provisions of the Zoning Code, provide for a reduction in development standards (e.g., allowing</p>	<p>Ongoing</p>	<p>The City continues to offer incentives through the optoins listed in Program 2b. This program is ongoing.</p>
<p>Program 2c</p>	<p>Continue to monitor average processing times for discretionary development permits on a biennial basis and regularly review the Zoning Code and the City’s development project processing procedures to identify changes to further reduce housing costs and average permit processing time. Where changes are feasible to implement, update the Zoning Code and amend the City’s processing procedures to reduce housing costs and processing times.</p>	<p>Biennial review (2021, 2023)</p>	<p>The City will monitor processing times for development applications and review on a biennial basis. This program is ongoing.</p>

<p>Program 2d</p>	<p>Review affordable housing and in-fill projects for eligible CEQA exemptions and exempt those projects that are eligible from further CEQA review. In order to encourage use of CEQA exemptions and the advance CEQA work that has been completed for the majority of the City's lower income sites, ensure that the inventory maintained under Program 1a identifies the required approvals, including CEQA review, so that developers understand that the City has minimal processing requirements for its lower income sites.</p>	<p>Ongoing for review of development applications; concurrent with the Housing Element update information provided to developers to identify sites eligible for CEQA exemptions for CEQA review has been completed.</p>	<p>As part of the review of a development application, the City makes a CEQA Determination as to whether a project is exempt, will require an Initial Study or Environmental Impact Report. The City will review affordable housing and infill projects for eligibility for a CEQA exemption as development applications are received.</p>
<p>Program 2e</p>	<p>Review all updates and revisions to the City's ordinances, codes, policies, and procedures to ensure that they do not constrain "reasonable accommodation" for disabled persons and to ensure that they do not reduce the City's capacity for a range of housing types and densities.</p>	<p>Ongoing</p>	<p>Staff continues to monitor updates and revisions to the City's Ordinances, Codes, Policies and Procedures. No update in 2019 constrained reasonable accommodation for disabled persons.</p>
<p>Program 2f</p>	<p>Continue to encourage developers to include accessory dwelling units as an integral part of their project through maintaining provisions in the Zoning Code that provide for accessory dwelling units (ADUs) in all zones that allow single family homes and by continuing to provide a reduced fee structure for accessory dwelling units, including exemption from water and sewer connection fees and capacity charges, and by modifying the ADU standards in the Zoning Code as-needed to be consistent with requirements of State law, as may be amended from time to time. It is anticipated at least 6 ADUs will be incentivized through the City's provisions to accommodate and encourage ADUs.</p>	<p>Ongoing</p>	<p>The City continues to encourage the development of Accessory Dwelling Units (ADU) in the community. The City submitted a Senate Bill 2 grant application to amend the Zoning Code to be consistent with new State Law, prepare pre-approved building plans for ADUs and prepare advertisements for the construction of ADUs. This program is ongoing.</p>

<p>Program 2g</p>	<p>Encourage developers to take advantage of density bonuses and incentives for affordable housing and senior housing projects that are provided by the City consistent with the requirements of State law and provide information that identifies the maximum densities that can be achieved through a density bonus.</p>	<p>Ongoing</p>	<p>The City continues to encourage the use of density bonuses for developments that qualify. This program is ongoing.</p>
<p>Program 2h</p>	<p>Address the special housing needs of large families to alleviate overcrowding in the City by facilitating the construction of housing that includes 3- and 4-bedroom units affordable to extremely low-, very low-, and low-income families. The City will publicize financial and regulatory incentive opportunities to developers and/or other parties interested in the construction of housing that includes 3- and 4-bedroom affordable units by providing information on the City's website and through flyers at the Community Development Department and in all specific plan and subdivision application packets.</p>	<p>Ongoing</p>	<p>As development applications are received, the City will encourage the development of 3- and 4- bedroom units affordable to extremely low-, very low-, and low-income families. No affordable housing applications were received in 2019.</p>
<p>Program 2i</p>	<p>Continue to support female-headed households in the City with the permitting of child day care facilities as outlined in Chapter 17 of the Municipal Code</p>	<p>Ongoing</p>	<p>The City continues to support child day care facilities and permits child day care facilities as prescribed in the Municipal Code.</p>
<p>Program 2n</p>	<p>Require developers of new housing to use the HCD New Home Universal Design Option Checklist to disclose to buyers accessible features that are available. The City shall encourage developers to make accessible features available as standard features to the extent feasible and to provide remaining accessible features as optional features or features available in a limited number of units.</p>	<p>Ongoing</p>	<p>The City will require developers of new housing to use the HCD New Home Universal Design Option Checklist. This program is ongoing.</p>

<p>Program 2o</p>	<p>In compliance with State law (Government Code Section 65589.7), the City will establish written policies and procedures that grant priority for water and sewer to proposed development that includes housing affordable to lower-income households.</p>	<p>Jan-20</p>	<p>The City is in the process of establishing written policies and procedures that grant priority water and sewer to proposed development that includes housing affordable to lower-income households.</p>
<p>Program 2p</p>	<p>Support multifamily housing on sites that accommodate lower income households by revising the Zoning Ordinance to limit development of single family units on sites designated for high density residential uses. Single family development shall only be allowed if the single family unit(s) are: 1) replacing an existing single family unit on a one for one basis, 2) on an existing lot of 8,000 square feet or less, or 3) are part of a housing development with the majority of units affordable to extremely low, very low, and/or low income households.</p>	<p>Jan-20</p>	<p>This program was completed in 2019.</p>
<p>Program 2q</p>	<p>Revise the Zoning Code to permit manufactured homes in the same manner as single family homes, as required by Government Code Section 65852.3. The following revision shall be made to Section 17.68.010: "The provisions of this chapter shall apply to all single-family dwellings manufactured housing and mobilehomes on permanent foundations, which shall be allowed subject to the same permit requirements and standards as a single family home in all districts that allow single family homes and shall also be subject to the standards identified in Section 17.68.020 listed as permitted uses within any zoning district that permits residential uses."</p>	<p>Jan-20</p>	<p>This program was completed in 2019.</p>

<p>Program 2r</p>	<p>Revise the Zoning Code to remove inconsistencies regarding the densities allowed in the RM zone and to ensure that the densities allowed are consistent with the densities identified in the General Plan Land Use Element. The following revision shall be made to Section 17.36.050.D.: “Density. The allowable density for the RM multifamily residential districts shall be: RM-MH8: 1-8 units per acre RM-3: 8-15 units per acre RM-2: 16-25 units per acre RM-1.5: 16-25 units per acre a minimum of eight to a maximum of fifteen (15) dwelling units per net acre, per the city’s general plan.”</p>	<p>Jan-20</p>	<p>This program was completed in 2019.</p>
<p>Program 2s</p>	<p>Revise the Zoning Code to implement the requirements of Government Code Sections 65913.4 (as amended by SB 35), 65660, 65662, 65664, 65666, and 65668 (as established and/or amended by AB 101), and 65650 through 65656 (as established and/or amended by AB 2162), including the following: 1) Identify the SB 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4; 2) Define low barrier navigation center as a use allowed by right and develop standards and requirements for processing a low barrier navigation center consistent with the requirements of State law, including Government Code Sections 65660 through 65668; and 3) Establish standards and requirements for processing supportive housing by right consistent with the requirements of State law, including Government Code Sections 65650 through 65656.</p>	<p>Aug-20</p>	<p>The City is in the process of completing this Program.</p>

<p>Program 3a</p>	<p>Continue to participate in the San Joaquin Urban County consortium to receive and use HOME and CDBG funds to provide housing rehabilitation loans and emergency repair loans or grants, administered through the San Joaquin County Rehabilitation Program, for lower income households and to provide services for lower income populations, including extremely low income, homeless/at-risk of homelessness, seniors, and youth. On an annual basis, determine whether funds are adequate to set aside funds specifically for assistance (housing rehabilitation, emergency repair, or weatherization) for extremely low income households and whether funds are adequate to allow bedroom/bathroom additions where necessary to accommodate large families. To ensure public awareness of and participation in housing assistance programs, continue to provide informational packets and handouts at City Hall, community gathering areas (Community Center and Library), and on the City's website. These handouts shall include specific contact information, programs available, and how to apply for funds.</p>	<p>Annual review of housing needs and commitment of funds through Urban County process; ongoing efforts to ensure public awareness</p>	<p>The City continues to participate in the San Joaquin urban county consortium to receive and use HOME and CDBG funds. This program is ongoing.</p>
<p>Program 3b</p>	<p>Review the Zoning Code and potential funding sources to identify methods to provide incentives for rehabilitation of existing residential units and to encourage re- investment in the Historic Lathrop Overlay District and in older neighborhoods east of I-5.</p>	<p>Ongoing 2019/2020 incorporate incentives into SB 2 funding opportunities</p>	<p>This program is ongoing as funding opportunities are explored.</p>

<p>Program 3c</p>	<p>Continue to employ a full time code compliance officer who will vigorously enforce the building and zoning codes in locations where dilapidation, blight, and/or health and safety violations may be occurring. Coordinate code compliance efforts with the housing rehabilitation program with code compliance efforts to encourage property owners to maintain dwelling units in safe and habitable conditions. Regularly review housing conditions to determine if specific locations or neighborhoods require targeted code enforcement and work to provide, when funding is available, targeted rehabilitation or replacement assistance.</p>	<p>Ongoing; biennial review of areas appropriate for targeted assistance and/or enforcement</p>	<p>The City continues to employ a Code Enforcement Officer. This program is ongoing.</p>
<p>Program 3d</p>	<p>Continue to participate in the San Joaquin Urban County consortium to provide funding and support for the rehabilitation of mobile homes, when adequate funds are available. In 2020/2021, conduct outreach to mobilehome park residents and qualified non-profits to determine if there is interest in the State's Mobilehome Park Rehabilitation and Resident Ownership Program and any of the City's mobilehome parks would be eligible for this type of program.</p>	<p>Ongoing; Mobilehome outreach in 2020 and 2021</p>	<p>The City will conduct outreach to mobile home park residents and qualified non-profits to determine if there is interest in the State's Mobilehome Park Rehabilitation and Resident Ownership Program.</p>
<p>Program 3e</p>	<p>Regularly review the City's eligibility for Federal and State home repair, renovation, and replacement programs annually and apply for programs, as appropriate. If multifamily owners or other entities express interest in available funding programs for housing rehabilitation or repair, support the application for funding and, if appropriate and feasible, provide technical assistance to the project applicant with the funding application.</p>	<p>Ongoing</p>	<p>No action in 2019. This program is ongoing.</p>

<p>Program 4a</p>	<p>Continue to encourage the enforcement of federal and state fair housing standards. The City will provide fair housing information to interested citizens and will make fair housing materials from the California Department of Fair Housing and Employment and the federal Office of Fair Housing and Equal Opportunity available at City Hall, the Library, the Community Center, and on the City's website in both English and Spanish. All requests for fair treatment on housing will be referred to the fair housing provider funded through the San Joaquin Urban County consortium (currently San Joaquin Fair Housing, Inc.).</p>	<p>Ongoing</p>	<p>This program is ongoing.</p>
<p>Program 4b</p>	<p>Require all recipients of locally administered housing funds to acknowledge their understanding of fair housing law, affirm their commitment to the law, and to provide fair housing opportunities for all persons.</p>	<p>Ongoing</p>	<p>As housing development projects are completed, this program will be implemented. No locally administered housing funds were used in 2019.</p>
<p>Program 5a</p>	<p>Continue to participate in the San Joaquin Housing Authority and encourage the Housing Authority to increase assistance to the City, through allocating more Housing Choice Vouchers and working with housing developers to provide Project-Based Vouchers, as well as other assistance administered by the Housing Authority. The City shall provide information on the availability of Housing Authority programs to interested residents.</p>	<p>Ongoing; annual coordination and outreach to Housing Authority to encourage increased assistance</p>	<p>This program is ongoing.</p>
<p>Program 5b</p>	<p>Provide housing information to an interested agencies, developers, residents, and non-profit groups. City staff will assist with Zoning and General Plan inquiries as well as provide contact information between the San Joaquin Urban County Consortium, San Joaquin Housing Authority, housing developers, and non-profit groups.</p>	<p>Ongoing</p>	<p>The City continues to provide housing information to interested parties, including home owners, developers, property owners, non-profit groups, etc. as it relates to Zonign and General Plan. This program is ongoing.</p>

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TABLE 29: RENTAL RATES BY NUMBER OF BEDROOMS

Bedroom Type	2019 Rental Survey		Census Data	
	Units Available	Range	Median Rent (2017)	Median Rent (2000)
Studio	0	N/A	-	\$500
1 bed	0	N/A	\$745	\$625
2 bed	2	\$1,395	\$979	\$750
3 bed	7	\$1,400 - \$2,500	\$1,518	\$800
4 bed or more	11	\$2,095 - \$3,650	\$1,846 (4)/ \$2,380 (5+)	N/A

SOURCE: US CENSUS, 2000; US CENSUS ACS, 2013-2017; ZILLOW.COM, 2019, CRAIGSLIST.COM, 2019

Housing Affordability

Income Groups

The California Department of Housing and Community Development (HCD) publishes household income data annually for areas in California. Table 30 shows the maximum annual income level for each income group adjusted for household size for San Joaquin County. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for housing assistance programs.

- *Extremely Low Income Households* have a combined income at or lower than 30% of area median income (AMI), as established by the state Department of Housing and Community Development (HCD).
- *Very Low Income Households* have a combined income between 30 and 50% of AMI, as established by HCD.
- *Low Income Households* have a combined income between 50 and 80% of AMI, as established by HCD.
- *Moderate Income Households* have a combined income between 80 and 120% of AMI, as established by HCD.
- *Above Moderate Income Households* have a combined income greater than 120% of AMI, as established by HCD.

TABLE 30: STATE INCOME LIMITS –SAN JOAQUIN COUNTY (2019)

Income Group	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low	\$14,700	\$16,910	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$43,430
Very Low	\$24,500	\$28,000	\$31,500	\$35,000	\$37,800	\$40,600	\$43,400	\$46,200
Low	\$39,200	\$44,800	\$50,400	\$56,000	\$60,500	\$65,000	\$69,450	\$74,950
Moderate	\$60,000	\$68,550	\$77,150	\$85,700	\$92,550	\$99,400	\$106,250	\$113,100
Above Moderate	\$60,000+	\$68,550+	\$77,150+	\$85,700+	\$92,550+	\$99,400+	\$106,250+	\$113,100+

SOURCE: HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT, 2019

Housing Affordability

Table 31 shows the maximum rents and sales prices, respectively, that are affordable to very low, low, moderate, and above moderate-income households. Affordability is based on a household spending 30% or less of their total household income for shelter. Affordability is based on the maximum household income levels established by HCD (Table 30). The annual income limits established by HCD are similar to those used by the US Department of Housing and Urban Development (HUD) for administering various affordable housing programs. In order to provide an idea of affordable housing costs by income group, affordable home sales prices are estimated for one, two, four, and six person households (see Table 29). Maximum affordable sales price is based generally on the following assumptions: 5% interest rate, 30-year fixed loan, and downpayments that vary with income level, as described in Table 31.

Comparing the maximum affordable housing costs in Table 31 to the rental rates in Tables 28 and 29, rental rates in Lathrop are generally affordable to moderate income households of two or more persons and to above moderate income

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households. While there are some units affordable to extremely low, very low, and low income households, there is a very limited number of the more affordable units. The median rental rates reported by 2013-2017 ACS (Table 29) are in the affordability range of low, moderate, and above moderate income households. The 2019 rental survey indicated that there are currently a limited number of smaller rental units (studio, 1 bedroom, and 2 bedroom units) in Lathrop that are affordable to very low and low income households, but that there are units affordable to low income households with 4 or more persons as well as to moderate and above moderate income households of all sizes. The majority of available rentals were larger units; there were no studio or 1 bedroom units listed for rent and only two 2-bedroom units. Moderate and above moderate income households can afford a broad range of available housing.

Similarly, homes for sale in Lathrop are affordable to moderate and above moderate income households, based on a comparison of Tables 27 and 31. There is a small number of units, all mobile homes, affordable to very low and low income households. Current home sales prices are not affordable to extremely low income households.

TABLE 31: HOUSING AFFORDABILITY BY INCOME GROUP

Income Group	One Person		Two Person		Four Person		Six Person	
	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost
Extremely Low	\$51,100	\$367	\$58,100	\$422	\$86,000	\$643	\$114,900	\$864
Very Low	\$89,000	\$612	\$100,400	\$700	\$123,100	\$875	\$141,200	\$1,015
Low	\$138,000	\$980	\$155,600	\$1,120	\$190,900	\$1,400	\$219,200	\$1,625
Moderate	\$226,600	\$1,500	\$255,500	\$1,713	\$313,400	\$2,142	\$359,600	\$2,485
Above Moderate	\$226,600+	\$1,500+	\$255,500+	\$1,713+	\$313,400+	\$2,142+	\$359,600+	\$2,485+

*MAXIMUM AFFORDABLE SALES PRICE IS BASED ON THE FOLLOWING ASSUMPTIONS: 5% INTEREST RATE, 30-YEAR FIXED LOAN, DOWNPAYMENT: \$5,000 – EXTREMELY LOW, \$10,000 – VERY LOW; \$15,000 – LOW, \$25,000 – MODERATE, PROPERTY TAX, UTILITIES, AND HOMEOWNERS INSURANCE AS 30% OF MONTHLY HOUSING COST (EXTREMELY LOW), 28% OF MONTHLY HOUSING COST (LOW), AND 25% OF MONTHLY HOUSING COST (MODERATE/ABOVE MODERATE). HOMES SALES PRICES ARE ROUNDED TO NEAREST \$100.
SOURCE: DE NOVO PLANNING GROUP, 2019

Affordable Housing Inventory

There are no subsidized or otherwise rent-restricted affordable multifamily complexes in Lathrop.

Mobile Home Parks

Lathrop has four mobilehome parks with a total of 259 spaces, as listed below. None of the mobilehome parks are restricted to lower income households, however, mobilehomes typically present a lower cost housing option.

- Lathrop Sands, 15550 S. Harlan Road – 36 spaces
- Walnut Grove Mobile Home Park, 365 E. Louise Avenue – 54 spaces
- Camino Real Mobile Estates, 15820 S. Harland Road – 167 spaces
- Harlan Park, 11424 S. Harlan Road – 2 spaces

FUTURE HOUSING NEEDS

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code [GC], Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The RHNP for San Joaquin County is developed by the San Joaquin Council of Governments (SJCOC), and allocates a “fair share” of regional housing needs to individual cities and unincorporated county. The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also that needs for the entire region are fairly distributed to all communities. A major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.