



STAFF REPORT

April 6, 2022
File Number: 0850-02

SUBJECT

REQUEST TO INITIATE AN ANNEXATION AND PRE-ZONE FOR A 2.01 ACRE PARCEL LOCATED AT 916 STANLEY AVENUE (PLANNING CASE NO. PL21-0269)

DEPARTMENT

Community Development (Planning Division)

RECOMMENDATION

It is requested that the City Council review and receive the request to initiate an annexation and pre-zone, and authorize the filing of an application for a 2.01-acre parcel on the northwest corner of Stanley Avenue and Conway Drive, addressed as 916 Stanley Avenue (APN 224-141-24-00).

Staff Recommendation: Approval (Community Development: Adam Finestone)

Presenter: Sean Nicholas

FISCAL ANALYSIS

All City of Escondido ("City") and LAFCO costs associated with the annexation, development application, and environmental review would be paid by the applicant. There is no fiscal impact associated with the authorization to process the application.

PREVIOUS ACTION

None.

BACKGROUND AND ANALYSIS

Representatives of Escondido North, LLC, submitted a request for a Tentative Subdivision Map and Density Bonus on six lots on the west side of Conway Drive, between Lehner and Rincon avenues, on June 8, 2021. In subsequent iterations of the project, an additional parcel was added to the project, necessitating a request from the applicant for the annexation of a 2.01-acre parcel into the incorporated City limits. To continue to move forward with the project and CEQA review, City Council must authorize the initiation of annexation and pre-zoning of the parcel.

Because the annexation process is adding new property to the City, it is necessary to survey adjoining property owners to assess interest in also being annexed. Any adjacent property owners would be invited to join the application as consenting properties.



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The City Council is being asked to determine whether or not to authorize an application to amend the jurisdictional boundary of the City. Authorizing this request does not have a legally binding effect on any possible future discretionary action. This direction does not reflect whether the City Council would ultimately approve the annexation or the project. The City Council's formal action on the annexation and project would be taken in the future at a public hearing with a recommendation from the Planning Commission.

ENVIRONMENTAL REVIEW

The review and consideration of the privately-initiated annexation request does not create or alter policy. The content is provided for informational purposes only, with direction to staff to continue administrative activities, and is exempt from the requirements of the California Environmental Quality Act ("CEQA") per Guidelines Section 15378(b)(5), which exempts organizational or administrative activities of government that will not result in direct or indirect physical changes in the environment. In accordance with CEQA, all annexation requests are required to have an environmental assessment to determine potential environmental impacts, if any. Public input received and technical information prepared during the process will be utilized in preparing an environmental document to analyze the possible effects of the annexation and the project. General direction received from the City Council on matter pertaining to the annexation and the project does not have a legally binding effect on any possible future discretionary action.

ATTACHMENTS

1. Attachment 1 – Vicinity Map of Proposed Annexation