



REPORT to the MAYOR and MEMBERS of the CITY COUNCIL  
From the CITY MANAGER

DATE: February 28, 2023

SUBJECT: APPROVAL OF INITIATION OF AN ANNEXATION AND RELATED GENERAL PLAN AMENDMENT FOR THE PROPERTY LOCATED AT 9365 CARMICHAEL DRIVE, APN 495-335-05-00 (PROJECT 2022-0492)

ISSUING DEPARTMENT: Community Development/Public Works

SUMMARY:

Issues:

Should the City Council initiate the annexation of the property located at 9365 Carmichael Drive, in the County of San Diego, and initiate a related General Plan Amendment?

Recommendation:

Adopt the draft resolution approving the initiation of an annexation and related General Plan Amendment (**Attachment A**).

Fiscal Impact:

There would be no impact to the General Fund related to this project. City of La Mesa policy is to recover 100% of the cost of staff time through application processing fees. The City would collect increased property tax revenue from the existing single-family development.

City's Strategic Goals:

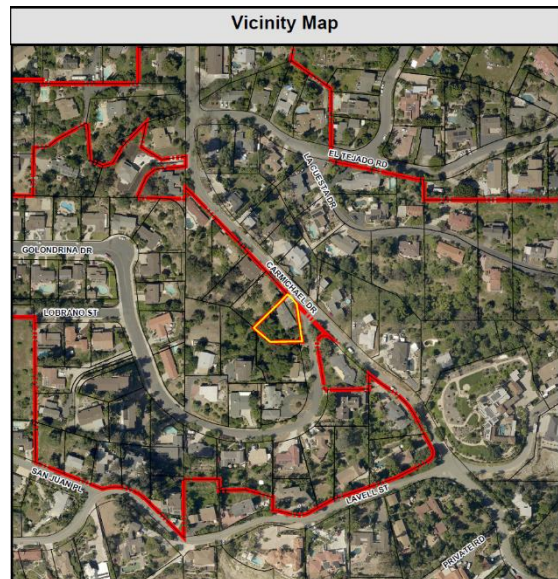
- Revitalize neighborhoods and corridors
- Ensure safe and affordable homes for all current and future residents

Environmental Review:

This project is categorically exempt under the California Environmental Quality Guidelines Section 15319. In addition, the project is exempt in accordance with Title 14 Cal. Code Regs. 15061(b)(3).

BACKGROUND:

The subject property is located in San Diego County, surrounded on two sides by parcels located in the City of La Mesa (**Attachment A**). The lot is currently developed with a single-family residence and single-car garage. Driveway access is taken from Carmichael Drive, which is located in the County of San Diego, similar to several neighboring properties that are within the City limits. The lot also has frontage on Golondrina Drive, which is located in the City of La Mesa.



The applicant has requested to connect to City sewer facilities due to their septic system failing, and a formal jurisdictional change to annex the subject parcel. The annexation process would result in the property being officially incorporated into the City of La Mesa jurisdictional boundary and certain service providers would be reorganized from County to City service. A General Plan amendment is required to assign a land use designation to the subject property. Project review will be coordinated with the Local Agency Formation Commission (LAFCO). The proposal would be shared with the Casa De Oro planning group, which is a citizen advisory board to the County.

DISCUSSION:

This proposal is to initiate the annexation of the property addressed 9365 Carmichael Drive, currently located in the County of San Diego, and initiate a related General Plan amendment. Currently, there is no assigned La Mesa land use designation because the subject property is located outside of the City jurisdictional boundary and is included in the County's General Plan. The County General Plan land use designation is "Semi-Rural Residential (SR-0.5)" (1 – 2 du/acre). As part of the review process, an appropriate land use designation will be recommended by staff to the Planning Commission, with their final recommendations forwarded to City Council at noticed public hearings.

The subject property is “pre-zoned” on the City’s official zoning map for Semi-Rural Estate land use at a density of one to two dwelling units per acre, and would also be subject to the provisions of the Scenic Preservation Overlay Zone. The zoning classification would become R1E-P (Semi-Rural Estate – Scenic Preservation Overlay).

CONCLUSION:

Adopt a resolution (**Attachment A**) to initiate an annexation and related General Plan Amendment for the property addressed 9365 Carmichael Drive.

Reviewed by:



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Greg Humora  
City Manager

Respectfully submitted by:



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Kerry Kusiak  
Director of Community Development



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Michael Throne  
Director of Public Works

Attachments:

- A. Draft City Council Resolution
- B. Vicinity Map