



Cone Annexation Pre-Application #23-01

City Council Meeting — June 3, 2024

Jonnie Lan, AICP, Principal Planner

SITE PLAN

SCALE: 1" = 30'

Pre-Application Process (Adopted July 2021)

1. Applicant submits an “Annexation Pre-application.”

2. Meeting(s) with City staff.

3. Schedule for regularly scheduled City Council meeting.

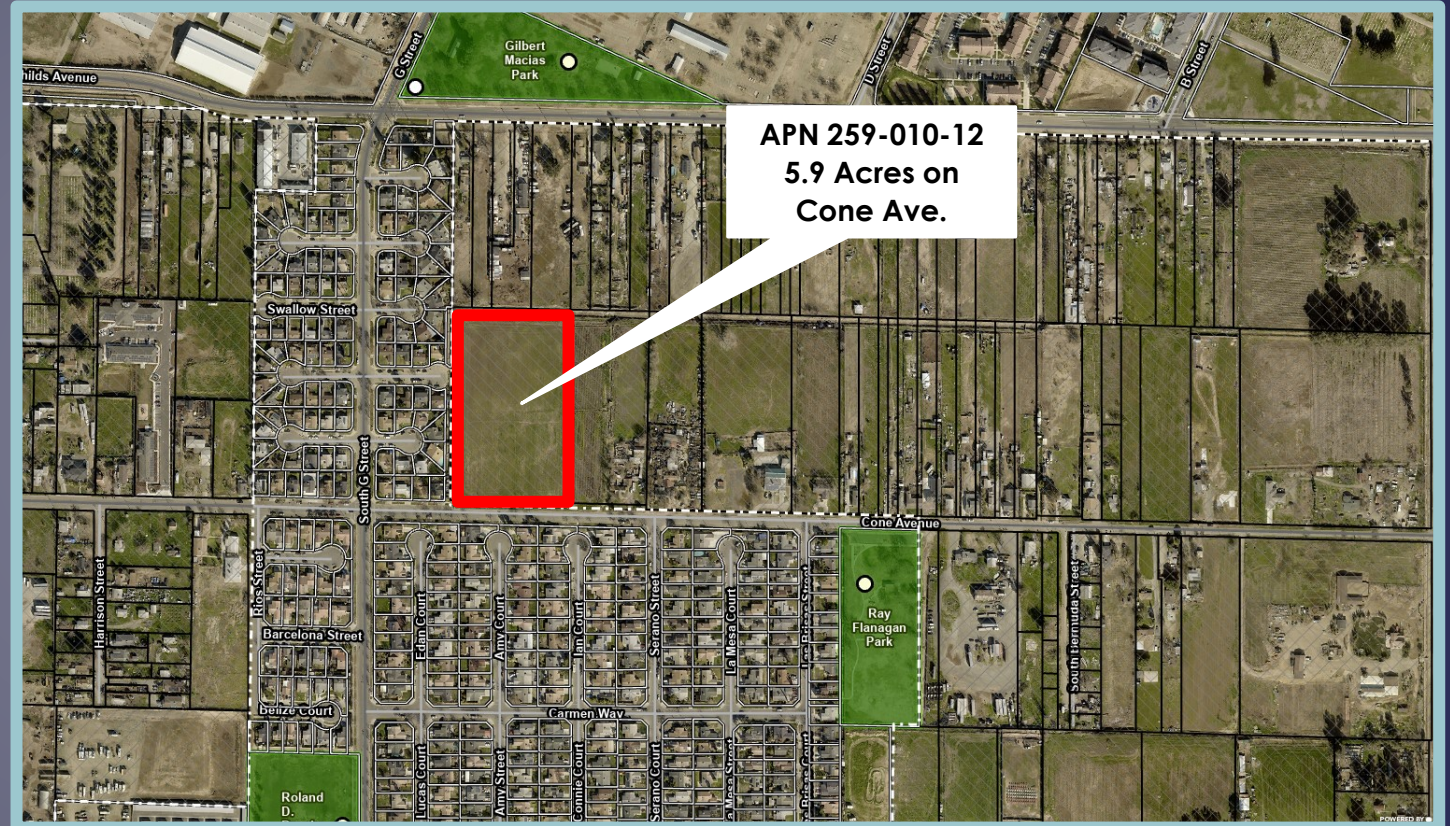
4. Prepare report for City Council with analysis of “merit criteria” & the project’s infrastructure needs.

5. The City Council will indicate general support or non-support for application moving forward.

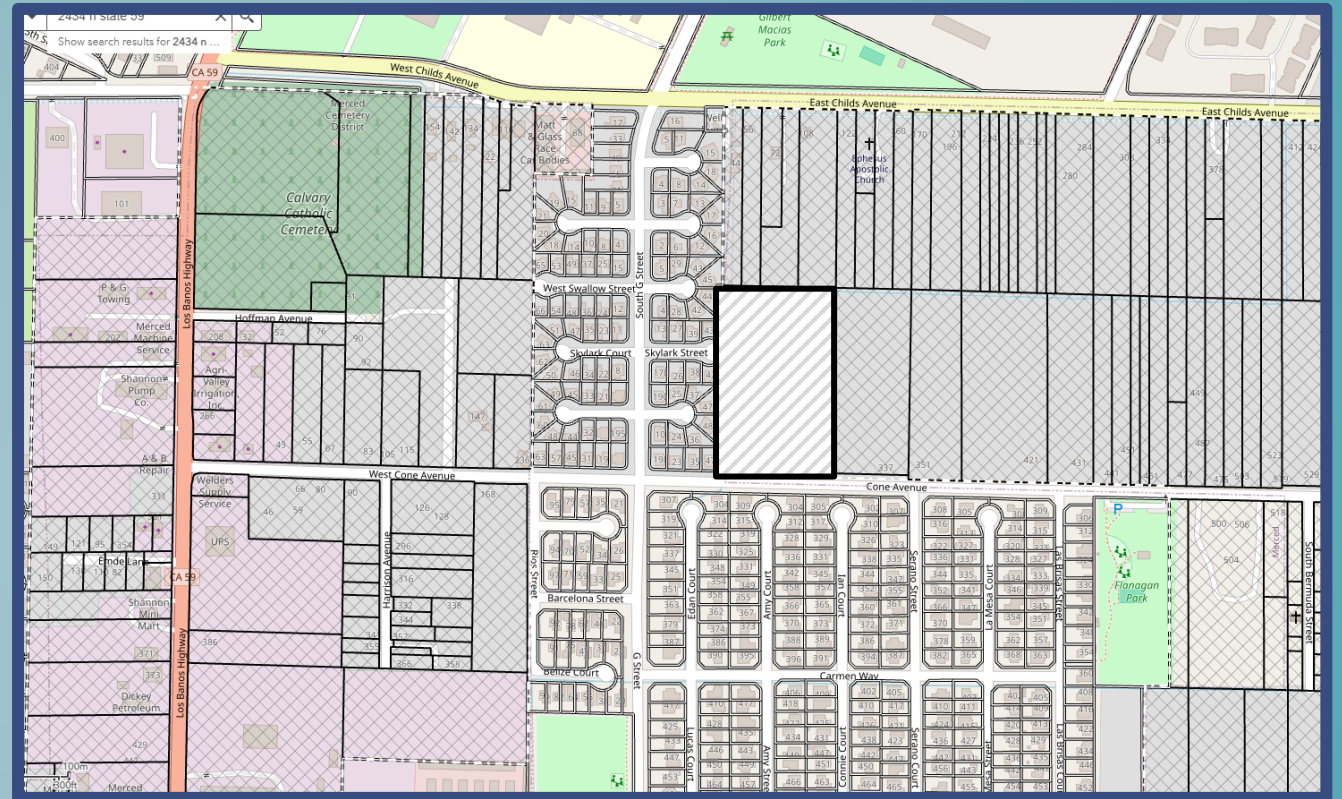
6. Applicant Decides Whether or Not to Proceed.

LOCATION

- 5.9 Acres
- Located near the Northeast Corner of South G Street and Cone Avenue
- Within the City's Sphere of Influence



Proposed Annexation Area (5.9 Acres Total)



LEGEND

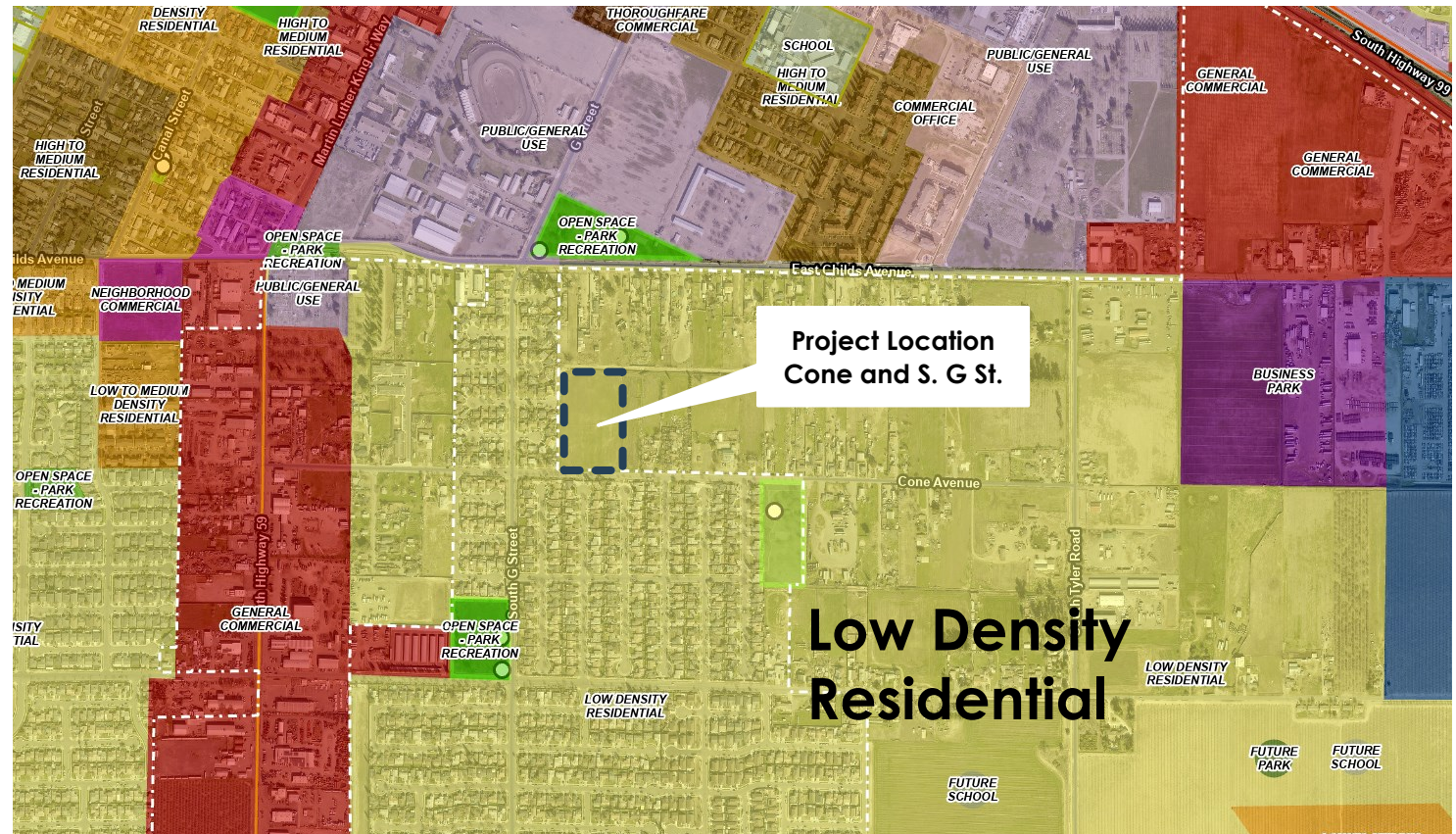


ANNEXATION AREA: 5.9 Acres

COUNTY ZONE: R-2 Two-Family Residential

COUNTY GP: Low Density Residential

City General Plan Designation

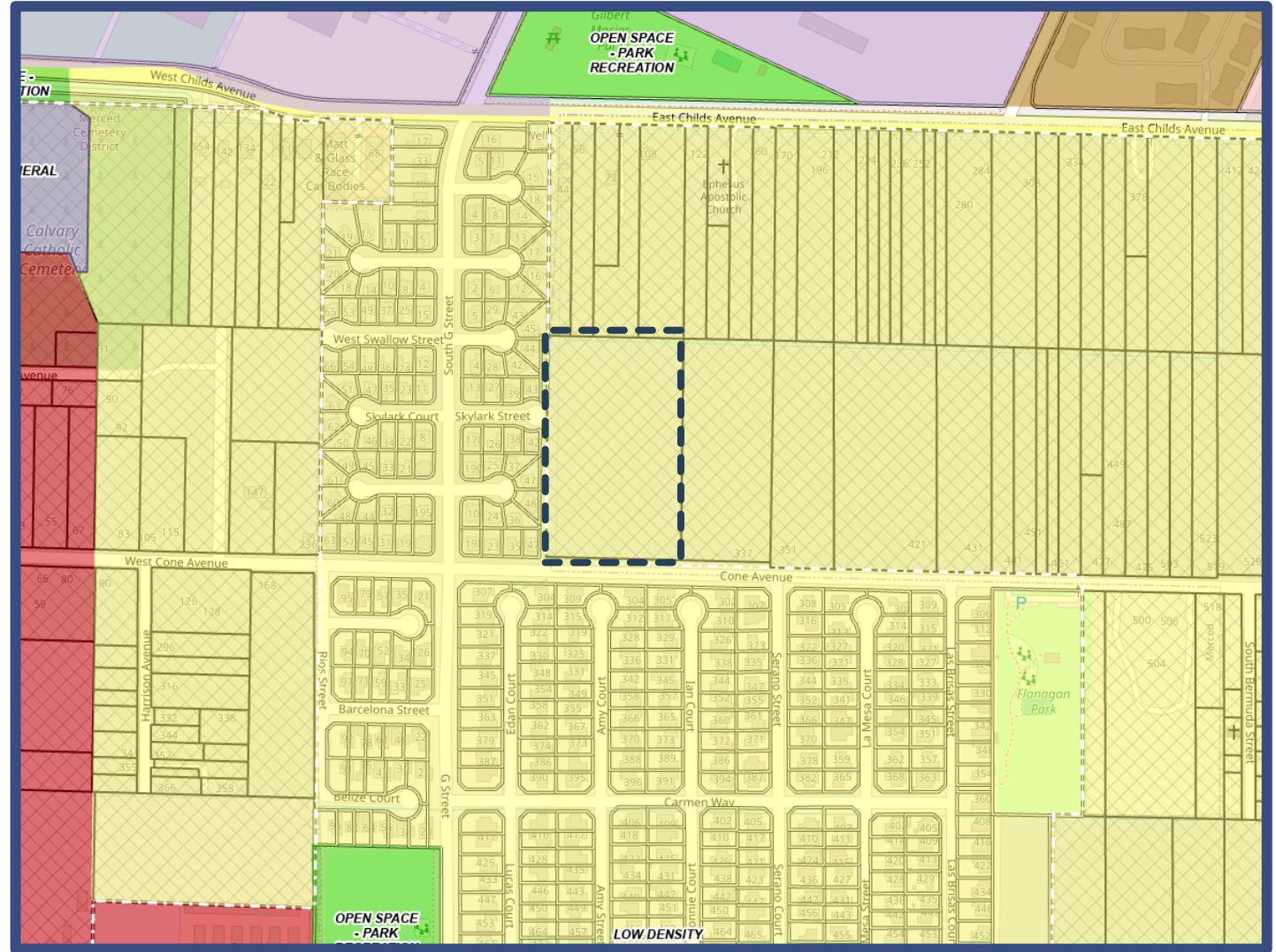


City General Plan Designation

Low Density Residential



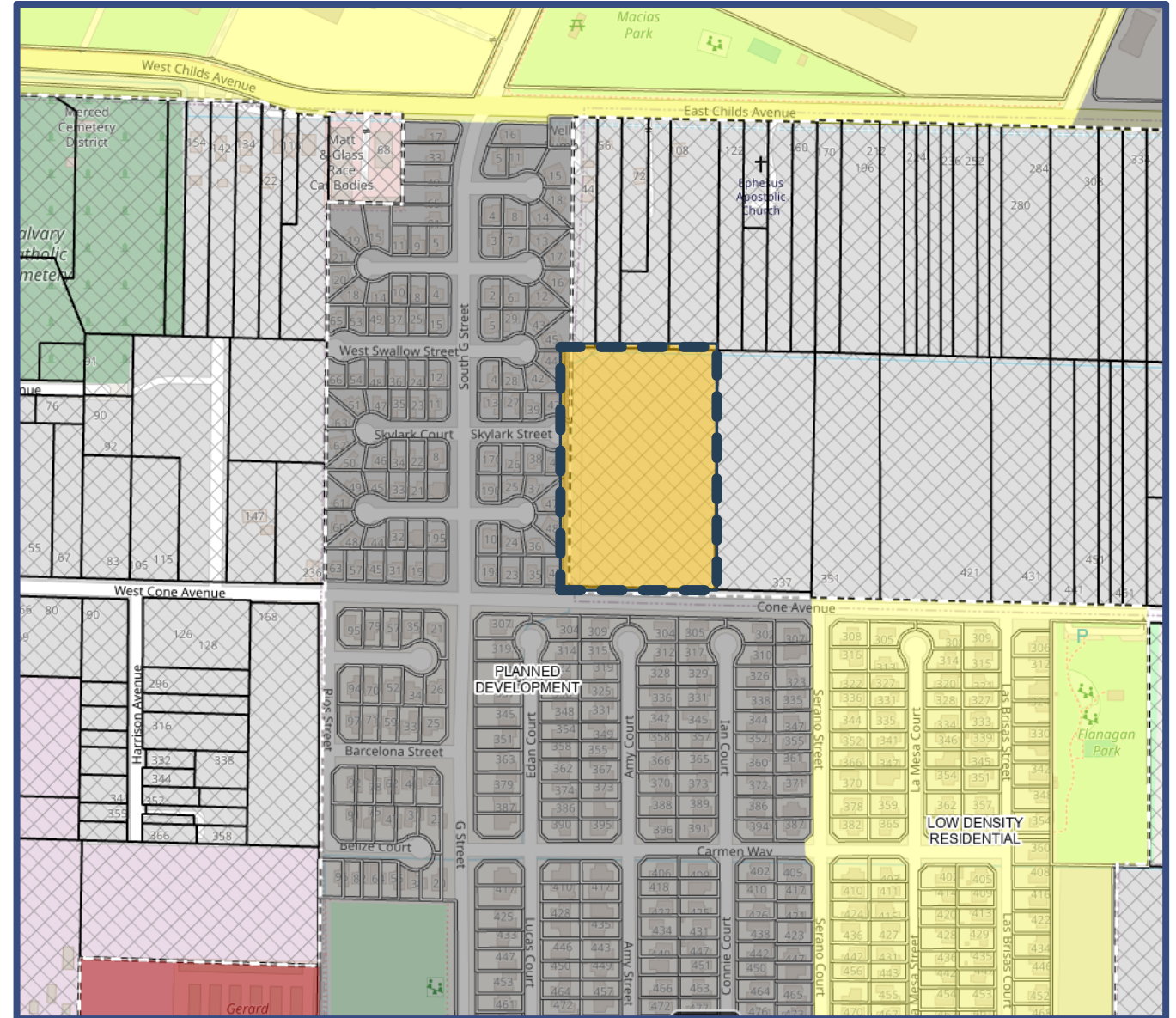
Project Location



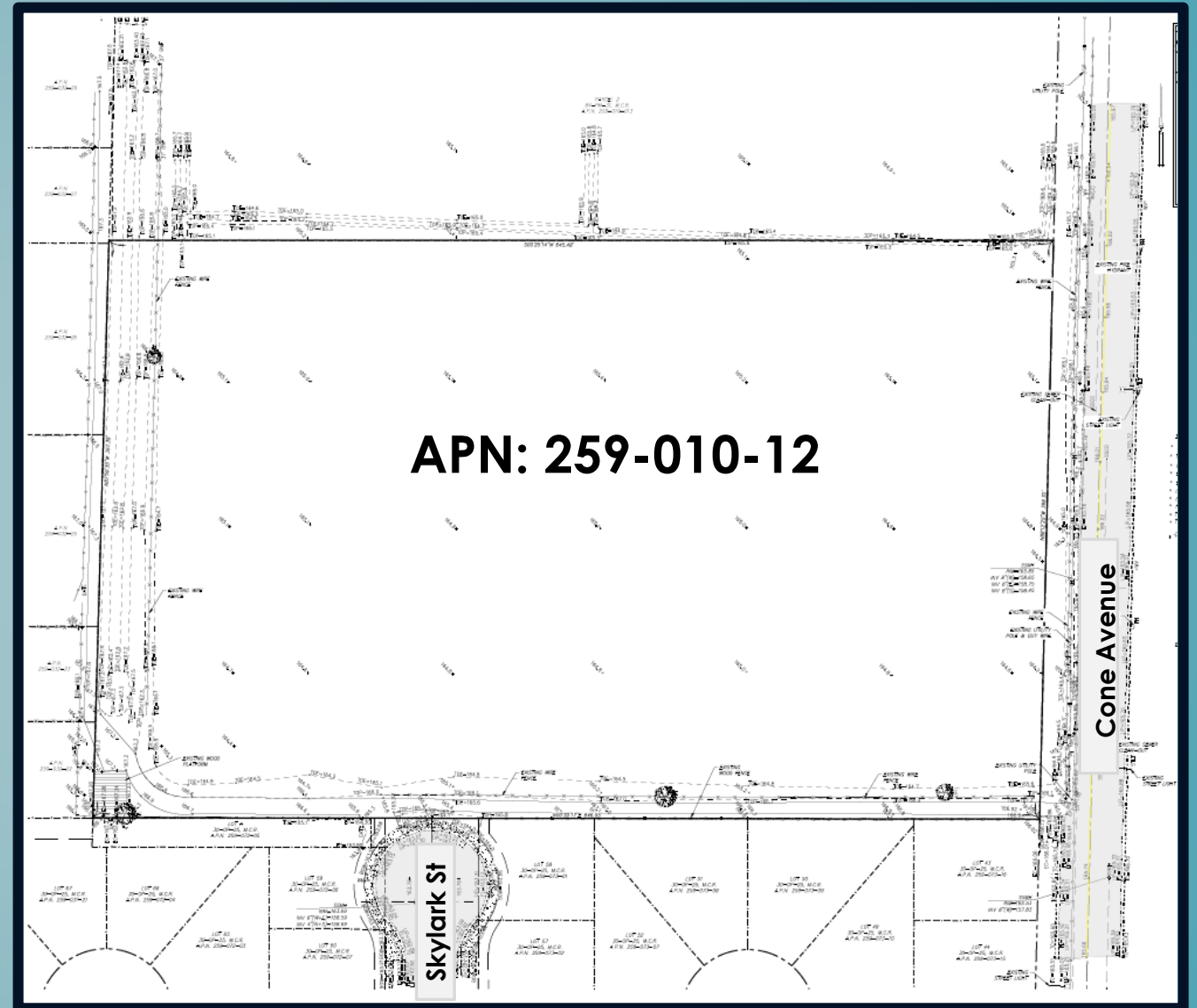
Proposed City Zoning Designation

Low Medium
Density
Residential

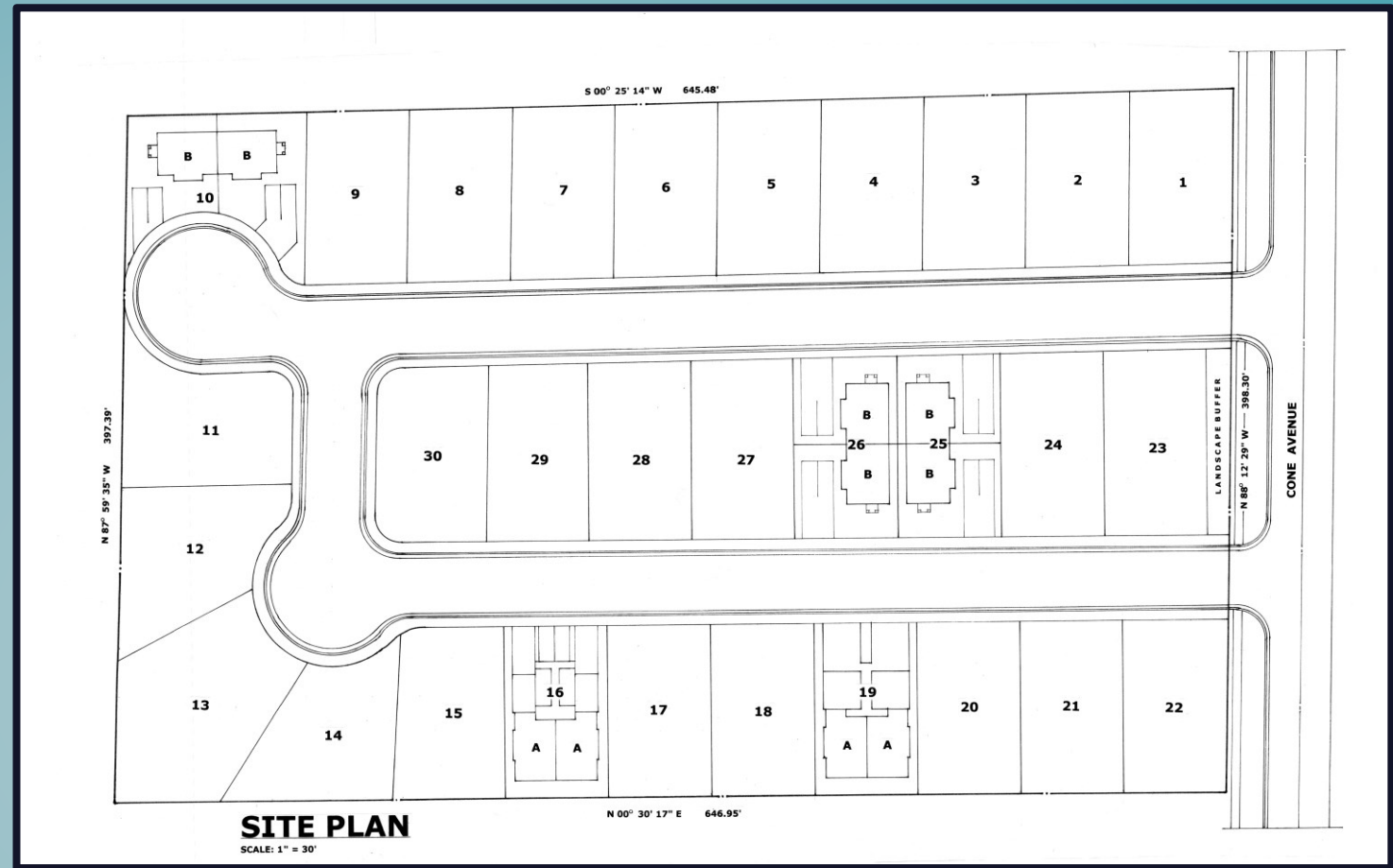
Project
Location



Current Topography

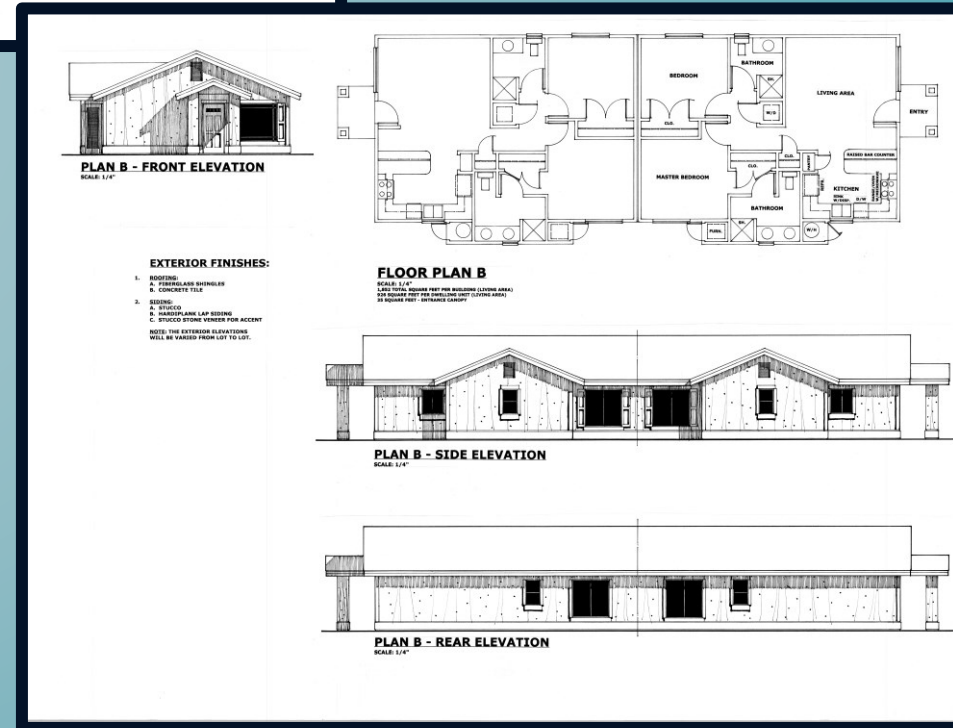
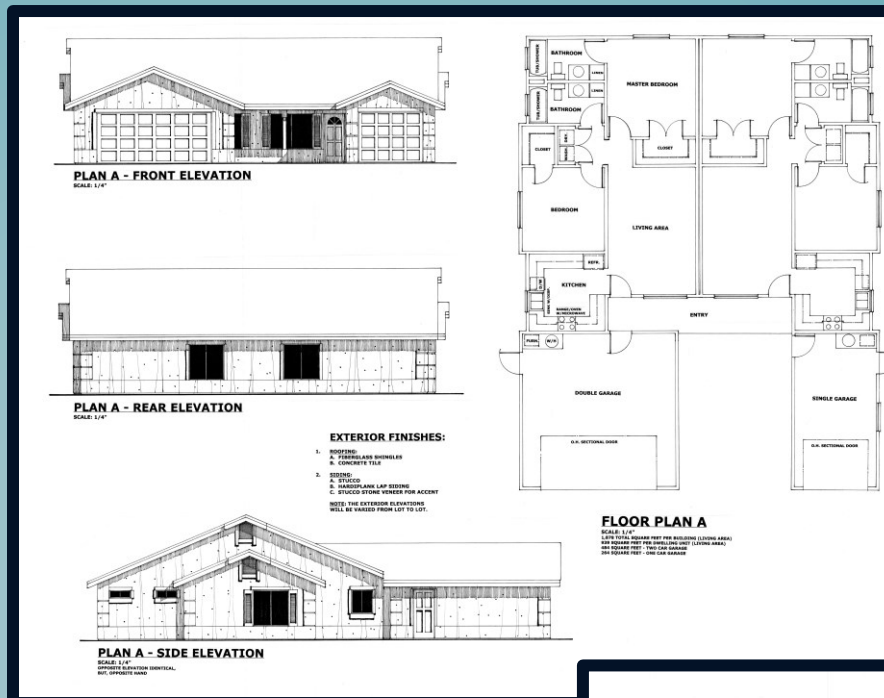


Conceptual Land Use Plan



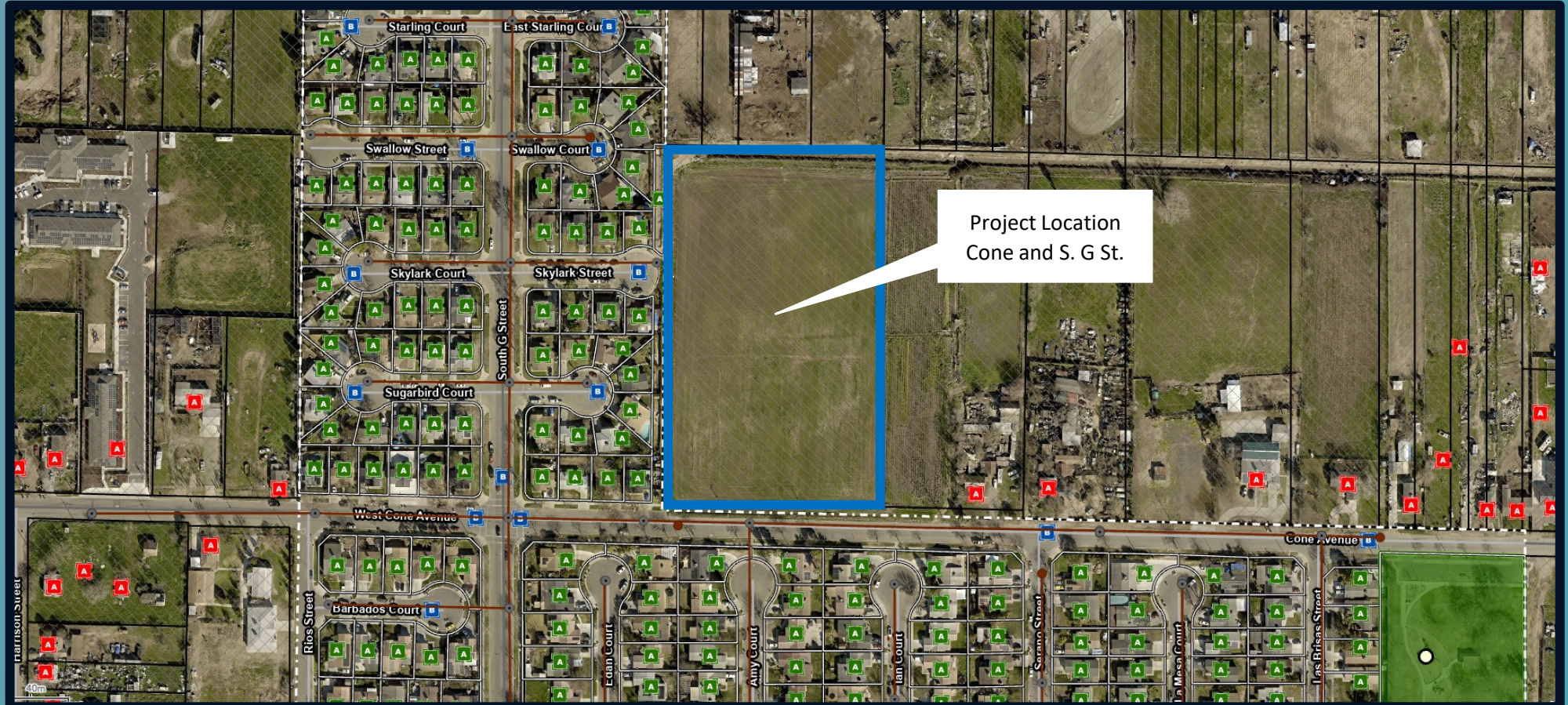
- Public Street and Utilities
- 30 Residential Lots
- A Duplex on Each Lot
- Total of 60 Units
- Proposed Density of Approx. 10 DU per Acre

Conceptual Floor Plans and Elevations



Sewer Infrastructure

- Connection from Cone Avenue
- And/or Connection from Skylark Street



Storm Drain Infrastructure

- Connection from the West Side of the Subject Property

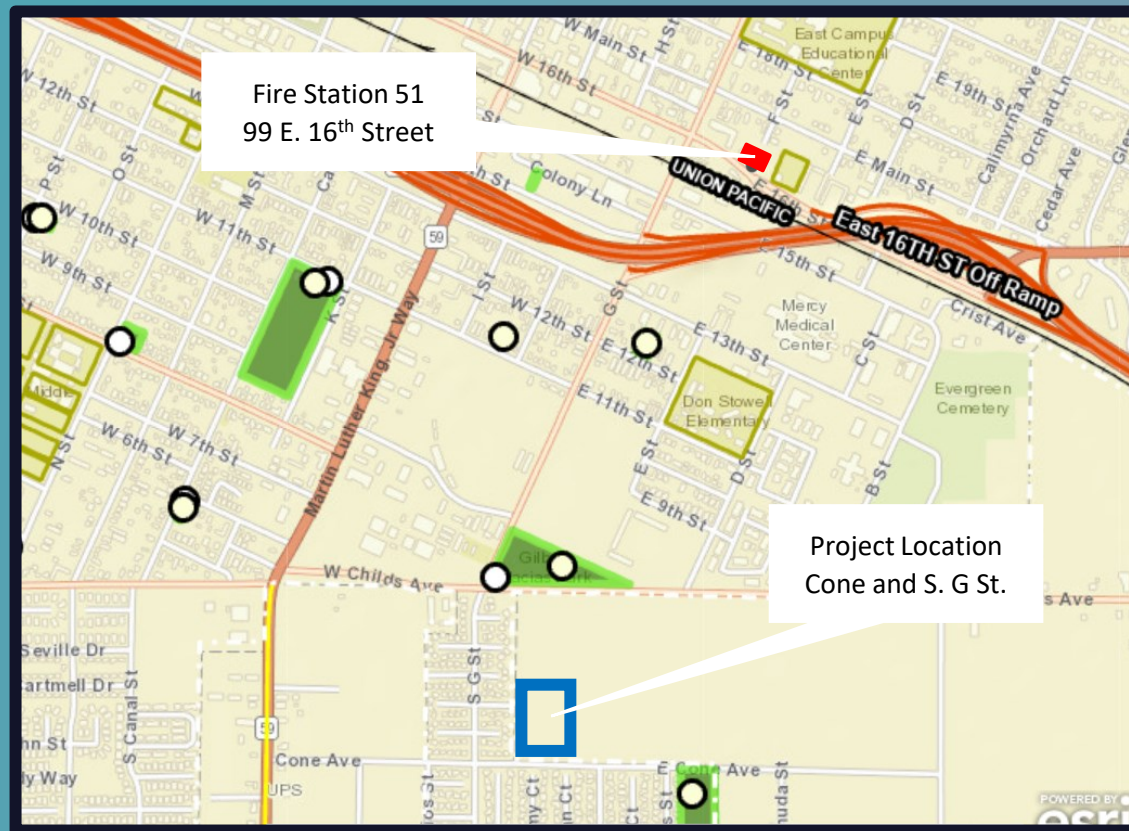


Water Infrastructure

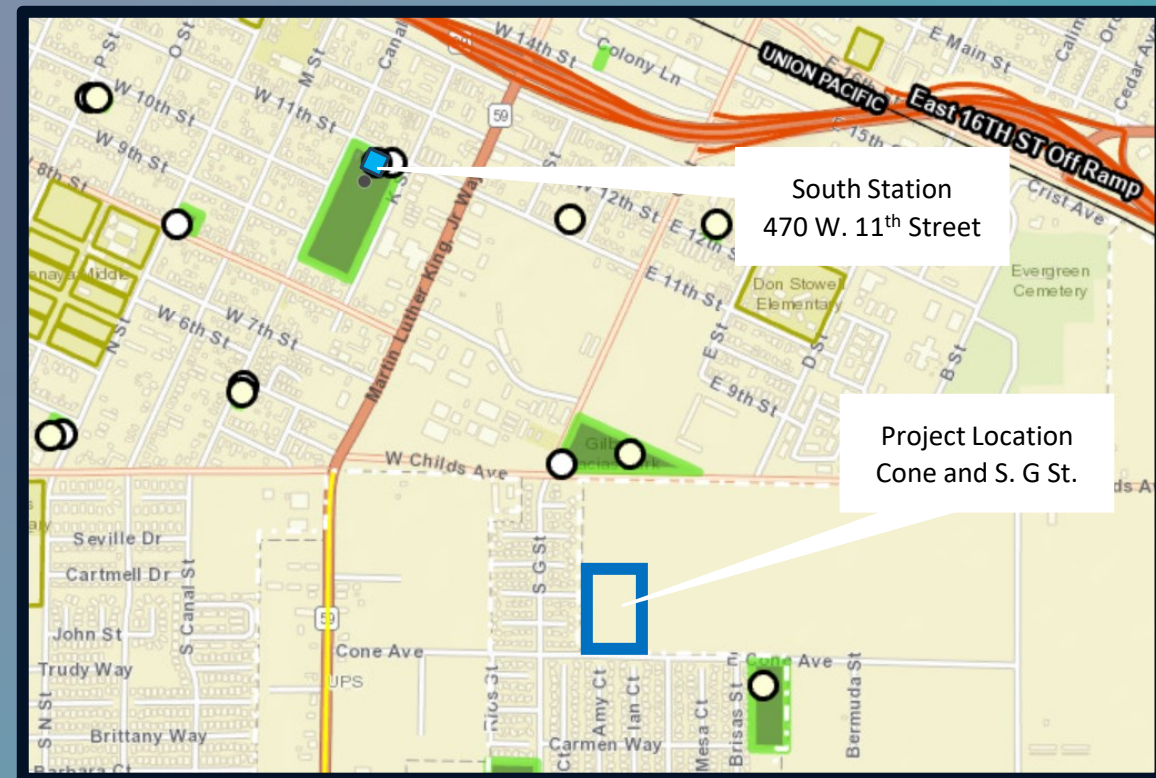
- Connection from Cone Avenue
- And/or Connection from Skylark Street



Proximity to Fire Station -
Approx 1.1 miles



Proximity to Police Station -
Approx 1.5 miles



Potential Issues

- Spot Zoning: Low-Medium Density Residential in the middle of Low-Density Designation.
- Street Design: Street access may not meet Engineering standards.
- Applicant may be required to include more property in the annexation.
- Staff can work with applicant to address issues.



**Environmental
Review (EIR)**

**Annexation and
Pre-zone**

**General Plan
Amendment**

**Pre-annexation
and
Development
Agreement**

**Tentative and
Final Maps**

**Uninhabited
Annexation
(LAFCO)**

**Some Required
Entitlements and
Actions**

**Questions &
Comments?**

