

## **Minutes**

**Santee City Council  
CDC Successor Agency  
Santee Public Financing Authority**

**Council Chambers  
10601 Magnolia Avenue  
Santee, California**

**October 28, 2015  
7:00 p.m.**

This Regular Meeting of the Santee City Council, the CDC Successor Agency, and the Santee Public Financing Authority was called to order by Mayor/Chair Randy Voepel at 7:00 p.m.

Council Members present were: Mayor/Chair Randy Voepel; Vice Mayor/Vice Chair John W. Minto; Council/Authority Members Ronn Hall and Rob McNelis. Council/Authority Member Jack E. Dale entered at 7:06 p.m.

Officers present were: Interim City Manager/Authority Secretary Paul Malone, Finance Director/Treasurer Tim McDermott, City/Authority Attorney Shawn Hagerty, and City Clerk Patsy Bell.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, and City Attorney shall be used to indicate Mayor/Chair, Vice Mayor/Vice Chair, Council/Authority Member, City Manager/Authority Secretary, and City/Authority Attorney.)

**LEGISLATIVE INVOCATION: Bill Grill, Scout Master Troop 347**

**PLEDGE OF ALLEGIANCE: Boy Scout Troop 347**

**PRESENTATION: SDG&E Electric Vehicle Grid Integration Program**

SDG&E Customer Solutions Manager Kevin O'Beirne provided a report utilizing a PowerPoint presentation on the Electric Vehicle Grid Integration Program for electric cars and answered Council's questions.

**PROCLAMATION: "Movember" as Health Awareness Month**

Council Member McNelis presented the Proclamation to Santee resident Chad Little, California Prostate Cancer Coalition Director, who accepted the Proclamation on behalf of the Movember Foundation.

**PROCLAMATION: November 7, 2015 as 5-Peak Challenge Day**

Vice Mayor Minto presented the Proclamation to Santee Park and Recreation Committee (SPARC) Members Dustin Trotter, Anita Bautista, and John Morley.

**ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:** None

**1. CONSENT CALENDAR:**

- (A) Approval of reading by title only and waiver of reading in full of Ordinances on agenda.
- (B) Approval of Payment of Demands as presented.
- (C) Approval of the expenditure of \$54,863.35 for September 2015 Legal Services and related costs.
- (D) Second Reading and adoption of an Ordinance amending Chapter 17.36 "Landscape and Irrigation Regulations" of the Santee Municipal Code to conform with changes to the California Model Water Efficient Landscape Ordinance and a determination of a categorical exemption pursuant to the California Environmental Quality Act. **(ORD 534)**

**ACTION:** On motion of Council Member McNelis, seconded by Council Member Hall, the Agenda and Consent Calendar were approved as presented with all voting aye.

**2. PUBLIC HEARING:**

- (A) Public Hearing for a General Plan Amendment (GPA2015-2) and Zone Reclassification (R2015-2) to change the land use and zone from General Commercial to High Density Residential, Tentative Map (TM2015-6), Development Review Permit (DR2015-11), Variance (V2015-1) and Mitigated Negative Declaration (AEIS2015-21) pursuant to the California Environmental Quality Act for a 113 Residential Condominium Development at 7927-7941 Mission Gorge Road. Applicant: Davisson Enterprises Incorporated **(Reso 94-2015, 95-2015, and 96-2015)**

The Public Hearing opened at 7:25 p.m. Acting Director of Development Services Melanie Kush introduced Senior Planner John O'Donnell who presented a staff report utilizing a PowerPoint presentation and answered Council's questions.

**ENTERED INTO THE RECORD:**

Staff provided revised documents (3 Resolutions, 1 Ordinance and Page 24 of the Initial Study) to replace what was issued in the agenda packet. Additionally provided were two letters from members of the public.

**PUBLIC SPEAKERS:**

In Support:

- Mark Freed, applicant
- Mike While, applicant
- David Creter

In Opposition:

- Lisa Kolstad
- John Frice
- Elizabeth Frice
- Marianne Taxter
- Stephen Houlahan
- Kevin Brouster
- Denise Dixon
- Matthew Lyons
- Lisa Bowsman

During further discussion, Acting Director of Development Services Melanie Kush, applicant Mark Freed, Senior Planner O'Donnell and Interim City Manager Malone answered Council's questions and concerns regarding traffic, parking and occupancy.

**ACTION:** On motion of Mayor Voepel, seconded by Council Member Dale, 1) the Public Hearing was closed at 8:38 p.m.; 2) it was found that the General Plan Amendment, Zone Reclassification, Tentative Map, Development Review Permit, Variance and approval of the Mission Gorge Multi-Family project facility would not have a significant effect on the environment with mitigation; the Mitigated Negative Declaration was approved and the filing of a Notice of Determination was authorized; 3) the amended Resolution approving GPA2015-2 was adopted; 4) the amended Zone Reclassification Ordinance was approved for First Reading with the Second Reading set for November 18, 2015; and 5) the two amended Resolutions approving TM2015-6, DR2015-11 and V2015-1 were adopted with all voting aye.

**3. ORDINANCES:**

*See Items 1(D) and 2(A).*

**4. CITY COUNCIL ITEMS AND REPORTS:      None**

5. **CONTINUED BUSINESS:** None

6. **NEW BUSINESS:**

- (A) **Authorize the purchase of one new 2016 Ford Cargo Van with accessories from Downtown Ford sales per State of California Contract #1-14-23-23A and declare one vehicle surplus property.**

**ACTION:** On motion of Mayor Voepel, seconded by Council Member Dale, the purchase of a 2016 Ford ½-ton cargo van with accessories in an amount not to exceed \$29,198.31 and other miscellaneous accessories in an additional amount not to exceed \$2,500.00 was approved; Vehicle V-094, 1997 Ford cargo van, was declared as surplus and approved for sale at public auction upon receipt and acceptance of the new vehicle; and the City Manager was authorized to execute all necessary documents with all voting aye.

- (B) **Resolution authorizing the installation of a loading zone at 9805 Prospect Avenue. (Reso 97-2015)**

**ENTERED INTO THE RECORD:**

Staff provided a revised Site Map to replace the one issued in the agenda packet.

**ACTION:** After brief discussion, on motion of Council Member Hall, seconded by Vice Mayor Minto, the Resolution authorizing the installation of a loading zone at 9805 Prospect Avenue was adopted with all voting aye.

- (C) **Resolution approving a categorical exemption pursuant to the California Environmental Quality Act and awarding the construction contract for the City Hall Foundation Repairs. (CIP 2013-44) (Reso 98-2015)**

Acting Director of Development Services Melanie Kush introduced the item and Principal Civil Engineer Schmitz presented the staff report and answered Council's questions.

**ACTION:** After brief discussion, on motion of Council Member McNelis, seconded by Council Member Hall, the Resolution awarding the construction contract to Conan Construction, Inc. for a total amount of \$103,633.60 and authorizing the City Manager to execute the contract and the Director of Development Services to approve change orders in an amount not to exceed \$20,000 was adopted with all voting aye.

7. **COMMUNICATION FROM THE PUBLIC:** None

8. **CITY MANAGER REPORTS:** None
9. **CDC SUCCESSOR AGENCY:** None
10. **SANTEE PUBLIC FINANCING AUTHORITY:** None
11. **CITY ATTORNEY REPORTS:** None

Council Members recessed at 8:48 p.m. and convened in Closed Session at 8:52 p.m. with all Members present.

**12. CLOSED SESSION:**

- (A) CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION**  
(Gov. Code section 54956.9)  
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: One case involving storm water compliance issues at the Lantern Crest development.

Council Members reconvened in Open Session at 9:10 p.m. with all Members present. Mayor Voepel reported that direction was given to staff on Item 12(A).

**13. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 9:11 p.m.

Date Approved: January 27, 2016

/s/Patsy Bell  
Patsy Bell, City Clerk and for  
Interim Authority Secretary Paul Malone