

## **Minutes**

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

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

**March 27, 2013**

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 7:08 p.m.

Council Members present were: Mayor/Chair Randy Voepel and Council/Authority Members Jack E. Dale and Rob McNelis. Vice Mayor/Vice Chair John W. Minto entered at 7:09 p.m. Council/Authority Member John Ryan was absent.

Staff present were: City Manager/Authority Secretary Keith Till, City/Authority Attorney Shawn Hagerty, Deputy City Manager/Director of Development Services Pedro Orso-Delgado, Director of Community Services Bill Maertz, Finance Director/Treasurer Tim McDermott, Director of Fire and Life Safety Bob Leigh, Director of Human Resources Jodene Dunphy, Director of Planning Melanie Kush, Assistant to the City Manager Kathy Valverde, Santee Sheriff's Captain Lisa Miller, City Clerk Patsy Bell, and Administrative Secretary Pam Coleman.

(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: Pastor Leon Hostetler, Hosanna Christian Fellowship**

**PLEDGE OF ALLEGIANCE: Adrianna Diehl, Miss Santee Jr. Miss**

**ADJOURNMENT IN MEMORY: Joe Miller, Santee Sheriff Department Retired Senior Volunteer Patrol (RSVP)**

Mayor Voepel presented the Adjournment in Memory Certificate to Joe Miller's wife, Linda Miller, and his family.

**PRESENTATION: Introduction of 2013 Miss Santee & Miss Teen Santee**

Cloisart City seal lapel pins were presented to the Miss Santee Princesses Syndey, Riley, and Mackenzie; and Miss Santee Jr. Misses Serenity and Adrianna.

Crystal City seal paperweights were presented to outgoing Miss Santee 2012 Victoria Heyne and Miss Santee Teen 2012 Casey Maynard in appreciation of their exceptional service and representation of the City during the past year.

Vice Mayor Minto congratulated and introduced Miss Santee Teen 2013 Marrissa Lawrence and Miss Santee 2013 Emily Zobel, and presented each of them with an engraved pen and a gold City seal lapel pin.

A gold City seal lapel pin was presented to Miss Santee Teen First Runner-up Nikki Gibbs and Miss Santee First Runner-up Isabella Lenhoff.

**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 Meeting Minutes:
  - Santee City Council 3-13-13 Regular Meeting
  - CDC Successor Agency 3-13-13 Regular Meeting
  - Public Financing Authority 3-13-13 Regular Meeting
- (C) Approval of Payment of Demands as presented.
- (D) Approval of the expenditure of \$50,444.59 for February 2013 legal services and related costs.
- (E) Authorization for the City Manager to execute a Cost Sharing Agreement to fund a Water Quality reference Study with the San Diego Region Stormwater CoPermittees and Caltrans.
- (F) Adoption of a Resolution authorizing the submission of the annual Housing Element Progress Report for calendar year 2012 to the State of California Office of Planning and Research and the State of California Department of Housing and Community Development.  
(Reso 20-2013)

**ACTION:** On motion of Vice Mayor Minto, seconded by Council Member McNelis, the Agenda and Consent Calendar were approved as presented with all voting aye, except Council Member Ryan who was absent.

## 2. PUBLIC HEARINGS:

- (A) **Public Hearing to amend the City of Santee General Plan (GPA2013-2) and the Town Center Specific Plan (TCSPA2013-1) to change the land use designations of two properties on Magnolia Avenue in the Town Center Specific Plan Area, and one property on Via De Christina, with concurrent amendment to the zoning district base map, Title 17 of the Municipal Code to re-classify property on Via De Christina by Ordinance (R2013-1). Related Case File: AEIS2013-2 (Reso 21-2013)**

**Entered Into the Record:** A letter from the County of San Diego in opposition to Sites 2 and 3.

The Public Hearing opened at 7:33 p.m. City Manager Till introduced the item, requested that Sites 2 and 3 be withdrawn from consideration and answered Council's questions.

### **PUBLIC SPEAKERS:**

#### In Opposition

- April Heinze, County of San Diego, in opposition to the proposed uses for Sites 2 and 3
- Claudia Anzures, County of San Diego

#### Neutral

- Warren Savage

**ACTION:** On motion of Council Member Dale, seconded by Vice Mayor Minto, the Public Hearing closed at 7:49 p.m., the Negative Declaration as to the Via de Christina site (Site 1) was approved as complete and in compliance with CEQA, the Resolution approving the General Plan Amendment (GPA2013-2) was adopted, and the Ordinance was approved for First Reading with all voting aye, except Council Member Ryan who was absent.

## 3. ORDINANCES (First Reading): *See Item 2A*

## 4. CITY COUNCIL ITEMS AND REPORTS:

Council Member McNelis thanked Santee resident Jean Emmons for keeping our community clean by picking up litter on her daily walks.

5. **CONTINUED BUSINESS:** None

6. **NEW BUSINESS:**

- (A) **Resolution authorizing the submittal of an application and execution of agreements with the California Department of Transportation for the Gillespie Field Community-Based Transportation Planning (CBTP) grant. (Reso 22-2013)**

**Entered Into the Record:** A letter from Senator Joel Anderson in support of staff recommendation.

**ACTION:** On motion of Vice Mayor Minto, seconded by Council Member Dale, the Resolution authorizing the submittal of an application for a Caltrans FY 2013-2014 Community-Based Transportation Planning grant and authorizing the City Manager to execute funding agreements was adopted with all voting aye, except Council Member Ryan who was absent.

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

8. **CITY MANAGER REPORTS:** None

9. **CDC SUCCESSOR AGENCY:**  
(Note: Minutes appear as Item 1B)

10. **SANTEE PUBLIC FINANCING AUTHORITY:**  
(Note: Minutes appear as Item 1B)

11. **CITY ATTORNEY REPORTS:** None

Council Members recessed at 7:51 p.m. and convened in Closed Session at 7:55 p.m. with all Members present, except Council Member Ryan who was absent.

**12. CLOSED SESSION:**

**(A) CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION**

Government Code Section 54956.9

Name of Case: Equity Lifestyle Properties, Inc. and MHC Financing Limited Partnership Two v. City of Santee, SDSC Case No. 37-2012-00065477.

**(B) CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION**

Government Code Section 54956.9

Name of Case: MHC Financing Limited Partnership Two v. City of Santee, USDC Case No. 12 CV 253 W-POR.

**(C) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**

Government Code Section 54956.9

Name of Case: Cameron's Mobile Estates, LLC v. City of Santee Case No. 37-2012-00069606-CU-WM-EC

**(D) CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION**

Government Code Section 54956.9

Name of Cases: Preserve Wild Santee v. City of Santee San Diego Superior Court Case No. 37-2008-00075168

**(E) CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION**

Government Code Section 54956.9

Name of Cases: Preserve Wild Santee v. City of Santee San Diego Superior Court Case No. 37-2009-00097042

Council Members reconvened in Open Session at 8:36 p.m. with all Members present, except Council Member Ryan who was absent. Mayor Voepel reported that direction was given to staff on all items.

**13. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 8:36 p.m. in Memory of Joe Miller, Santee Sheriff Department Retired Senior Volunteer Patrol.

Date Approved: April 10, 2013

/s/Patsy Bell

Patsy Bell, City Clerk and for  
Authority Secretary Keith Till