

## Minutes

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

**Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, California  
April 26, 2017**

This Regular Meeting of the Santee City Council, the CDC Successor Agency and the Santee Public Financing Authority was called to order by Mayor/Agency Chair/Authority Chair John W. Minto at 7:02 p.m.

Council Members present were: Mayor/Agency Chair/Authority Chair John W. Minto, Vice Mayor/Agency Vice Chair/Authority Vice Chair Ronn Hall and Council/Agency/Authority Members Stephen Houlahan, Brian W. Jones and Rob McNelis.

Officers present were: City Manager/Agency Executive Director/Authority Secretary Marlene Best, City/Agency/Authority Attorney Shawn Hagerty and City Clerk/Agency Secretary Patsy Bell.

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

The **INVOCATION** was given by Pastor Gary Lawton of Calvary Chapel Santee and the **PLEDGE OF ALLEGIANCE** was led by Sheriff's Lieutenant Tony O'Boyle.

**PRESENTATION: City Softball Championship Presentation – Varsity Softball Game between Santana and West Hills High Schools**

Council Member McNelis presented the perpetual trophy to West Hills High School Varsity Softball Coach Mike Applebaum.

**PROCLAMATION: Designating April 29, 2017 as Arbor Day 2017 and Recognizing the City of Santee as a Tree City USA for 2016**

Council Member Jones presented the Proclamation to Acting Parks and Landscape Supervisor Sam Rensberry. CalFire representative David Haas congratulated the City on being a Tree City USA for 2016 and noted CalFire Urban Forester Lynette Short will forward the plaque to the City.

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**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 and Resolutions on the agenda.
- (B) Approval of Meeting Minutes of the Santee City Council, the CDC Successor Agency and the Santee Public Financing Authority for the Regular Meeting of March 22, 2017, and the Santee City Council Special Meeting of April 3, 2017.
- (C) Approval of Payment of Demands as presented.
- (D) Approval of the expenditure of \$62,069.12 for March 2017 legal services and related costs.
- (E) Rejection of a claim against the City by Roberta Phares per Government Code Section 913.
- (F) Approval of an increase to the FY 2016-2017 purchase order for transportation services from the current amount of \$9,995.00 to \$13,846.00 between the City of Santee and Santee School District and authorization for the City Manager to execute the purchase order increase.
- (G) Approval of Amendment No. 3 to increase FY 2016-2017 contract amount for Plumbing Repairs and Related Maintenance with Countywide Mechanical Systems, Incorporated by \$7,000 to a total amount of \$29,000 and authorization for the City Manager to execute the amendment.

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

**2. PUBLIC HEARING:**

- (A) Public Hearing for Revision 1 to Development Review Permit DR2006-20 related to a four-lot subdivision of a 1.39-acre site on Woodside Terrace in the Low-Medium Density Residential (R-2) Zone and adopting an addendum to a Mitigated Negative Declaration (Sch:2007081115). Applicant: Greg Brown, Jr. (Resos 029-2017 and 030-2017)

The Public Hearing opened at 7:13 p.m. Director of Development Services Kush introduced the item and Senior Planner O'Donnell presented the staff report utilizing a PowerPoint presentation. They answered Council's various questions including topics such as parking, rooftop solar and electric vehicle charging stations in garages.

**PUBLIC SPEAKERS:**

- Greg Brown, Applicant, spoke in support and answered Council questions.
- Van Collinworth, Preserve Wild Santee, requested Council require solar.

**ACTION:** On motion of Vice Mayor Hall, seconded by Council Member Jones, the Public Hearing closed at 7:32 p.m.; the Resolution finding that Revision 1 to Development Review Permit DR2006-20 does not constitute a substantial change in the previously approved project and will not result in any new significant effect on the environment, adopting the Addendum to Mitigated Negative Declaration (SCH: 2007081115) as complete and in compliance with the provisions of the California Environmental Quality Act and directing staff to a file of a Notice of Determination; and the Resolution approving Revision 1 to Development Review Permit 2006-20 with the addition of running the conduit for electrical vehicles charging stations and rooftop solar were adopted with all voting aye, except Council Member Houlahan who voted no.

- (B) **Public Hearing for the Santee Townhomes Project, a General Plan Amendment (GPA2014-4) and Zone Reclassification (R2014-2) to change the land use and zone from Neighborhood Commercial to Medium-High Density Residential, Tentative Map (TM2014-2), Development Review Permit (DR2014-7), and Mitigated Negative Declaration (AEIS2014-14) and a Mitigation Monitoring and Reporting Program pursuant to the California Environmental Quality Act (CEQA) for a 10-unit residential condominium development on a 0.48-acre property on the northeast corner of E. Heaney Circle and Carlton Oaks Drive (APN 380-202-08). Applicant: Heaney Properties, LLC**

**ENTERED INTO THE RECORD:**

Staff provided a Late Comment Letter regarding the draft Mitigated Negative Declaration, as well as staff's response to the comments, and an updated Development Review Resolution that replaces the one in the agenda packet.

The Public Hearing opened at 7:33 p.m. Director of Development Services Kush introduced the item and Associate Planner Coyne presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

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**PUBLIC SPEAKERS:**

In Support:

- Matt Reid, Applicant, Land and Design, Inc., spoke in support and answered Council's questions.
- Christopher D'Avignon, Land and Design Inc., was available for questions.

In Opposition:

- Van Collinsworth, Preserve Wild Santee
- Rick Stevens
- Judi Stevens
- Brett Shrader
- (See one additional speaker under Item 7 – Communication from the Public)

The Applicant answered additional Council questions on topics such as rooftop solar, rain barrels, traffic and onsite parking. Council Member McNelis noted concerns with the lack of adequate parking, with concurrence from Council Member Houlahan. Vice Mayor Hall requested a future agenda item to look at the residential parking requirements in the Municipal Code.

**FAILED MOTION:** Council Member Jones moved staff's recommendation. The motion failed due to a lack of a second.

During further discussion, various options to increase the onsite parking were discussed, such as moving, reconfiguring or removal of the tot lot, one unit, the trash enclosure, the BBQ area and the green belt.

**MOTION:** Council Member Jones moved staff's recommendation with the addition of the tot lot being removed to allow for additional parking. The motion was seconded by Vice Mayor Hall.

City Attorney Hagerty suggested that in light of the modifications to the project, the item should go back to staff to allow them to work with the developer on the changes and then staff could research and make their findings for the modified project.

**ACTION:** After further discussion, on motion of Council Member Jones, seconded by Vice Mayor Hall, at 8:27 p.m. the Public Hearing was continued to May 10, 2017 with all voting aye.

3. **ORDINANCES:** See Item 2(B)

4. **CITY COUNCIL REPORTS:** None

5. **CONTINUED BUSINESS:** None

6. **NEW BUSINESS:**

(A) **Resolution adopting the Parks and Recreation Master Plan Update. (Reso 031-2017)**

Director of Community Services Maertz and GreenPlay consultant Tom Diehl presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

**PUBLIC SPEAKERS:**

- Michael Little, Carlton County Club Townhomes HOA, spoke in opposition to the plan because it does not address residents living near the parks.
- Van Collinworth praised staff's efforts to preserve open space, but expressed concern with the exclusion of Mast Park in the master plan.

**ACTION:** After further discussion, on motion of Council Member McNelis, seconded by Vice Mayor Hall, the Resolution accepting the Parks and Recreation Master Plan Update was adopted with all voting aye.

(B) **Authorization for the City Manager to execute a professional services agreement with HVS Consulting and Valuation in an amount not to exceed \$14,000 for the preparation of a Santee hotel market analysis.**

City Manager Best introduced the item and Sr. Economic Development Coordinator White presented the staff report and answered Council's questions.

**ACTION:** After discussion, on motion of Council Member McNelis, seconded by Vice Mayor Hall, the authorization for the City Manager to execute a professional services agreement with HVS Consulting and Valuation in an amount not to exceed \$14,000 for the preparation of a Santee hotel market analysis was approved with all voting aye.

(C) **Fiscal Year 2016-2017 Operating Budget Update and Resolution amending the Fiscal Year 2016-2017 Operating Budget. (Reso 032-2017)**

Finance Director McDermott presented the staff report utilizing a PowerPoint presentation and answered Council questions.

**ACTION:** On motion of Vice Mayor Hall, seconded by Council Member Houlahan, the Resolution amending the Fiscal Year 2016-2017 Operating Budget was adopted with all voting aye.

**7. COMMUNICATION FROM THE PUBLIC:**

- (A) Mark Joplin, Santee Toastmasters, spoke of the organization and invited everyone to attend their meetings.
- (B) Mike Root provided a handout and spoke regarding maintenance and vegetation issues on Lot L at Sky Ranch.

City Attorney Hagerty noted he will be in attendance at a meeting involving all the parties and that he will report back to Council after the meeting is concluded.

- (C) Van Collinsworth, Preserve Wild Santee, distributed a handout to Council and spoke regarding climate change issues.
- (D) With permission from Mayor Minto, Tony Scala spoke about his concerns with regard to Item 2(A), which is a project of new homes below his property.

**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 10:01 p.m. and convened in Closed Session at 10:05 p.m. with all Members present.

**12. CLOSED SESSION:**

- (A) **CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION**  
(Government Code Section 54956.9(d)(2))  
Significant Exposure to Litigation: One case related to a March 22, 2017 letter from Shenkman & Hughes regarding the California Voting Rights Act

Members reconvened in Open Session at 10:18 p.m. with all members present. Mayor Minto reported that direction had been given to staff.

**13. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 10:19 p.m.

Date Approved: May 10, 2017

/s/ Patsy Bell

Patsy Bell, CMC, City Clerk/Agency Secretary  
and for Authority Secretary Marlene Best