

**Minutes  
Santee City Council  
Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, California  
August 14, 2019**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 7:00 p.m.

**ROLL CALL:** Present: Mayor John W. Minto, Vice Mayor Stephen Houlahan and Council Members Ronn Hall, Laura Koval and Rob McNelis – 5.

Officers present: City Manager Marlene Best, City Attorney Shawn Hagerty and City Clerk Annette Ortiz.

The **INVOCATION** was given by Marshall Masser of Lakeside Christian Church and the **PLEDGE OF ALLEGIANCE** was led by Anne Morrison, Recreation Services Manager.

**PRESENTATION:** Padre Dam – Allen Carlisle

Mr. Carlisle presented information about Padre Dam Municipal Water District and Santee Lakes and responded to Council questions.

**CONSENT CALENDAR:**

- (1) **Approval of reading by title only and waiver of reading in full of Ordinances on the agenda.**
- (2) **Approval of Meeting Minutes of the Santee City Council for the July 24, 2019 Regular Meeting. (City Clerk – Ortiz)**
- (3) **Approval of Payment of Demands as presented. (Finance – McDermott)**
- (4) **Authorization for the City Manager to execute the agreement for participation in San Diego County's California Identification System (CAL-ID) remote access network for the period July 1,2019 through June 30, 2024. (City Manager – Best)**
- (5) **Adoption of a Resolution authorizing the City Manager to execute a Public Right of Way Improvement Agreement for public improvements associated with the Sharp Medical Office building located at 8701 Cuyamaca Street. Related Case Files: DR2017-05, P2017-07. (Development Services – Kush) (Reso 076-2019)**
- (6) **Adoption of a Resolution accepting the public improvements for the**

Montivo Project (TM2005-14) as complete and authorizing the refund of Development Impact Fees. Location: 8850 Olive Lane. (Development Services – Kush) (Reso 077-2019)

- (7) Adoption of a Resolution accepting the public improvements for the Prospect Fields subdivision (TM2015-01) as complete. Location: Prospect Avenue north of Clifford Heights Road. (Development Services – Kush) (Reso 078-2019)
- (8) Rejection of claim against the City by Cox Communications, per Government Code Section 913. (Human Resources – Bishop)

**ACTION:** Council Member McNelis moved approval of the Consent Calendar.

Council Member Koval seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 5.

**PUBLIC HEARING:**

- (9) Public Hearing for an Ordinance amending Title 12 (“Subdivisions”) and Title 13 (“Zoning Ordinance”) of the City of Santee Municipal Code to waive City Development Impact Fees for Accessory Dwelling Units for a five (5) year trial period and approving an exemption from the California Environmental Quality Act (CEQA) in accordance with Sections 15303 and 15061(b)(3) of the CEQA Guidelines and Section 21080.17 of the Public Resources Code (Case File: ZOA 2019-1). (Development Services – Kush)

The Public Hearing opened at 7:25 p.m. The Development Services Director introduced the item and the Associate Planner presented the staff report and responded to Council questions.

**PUBLIC SPEAKERS:**

- David Mason
- Robert Calloway, Pacific Southwest Association of Realtors
- Rebecca Pollack-Rude, Pacific Southwest Association of Realtors
- Tracy Morgan Hollingworth, Pacific Southwest Association of Realtors
- Michael McSweeney, Building Industry Association

**ACTION:** Vice Mayor Houlahan moved approval of staff’s recommendation.

Council Member McNelis seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 5.

Council also provided additional direction to staff to bring back additional amendments to Titles 12 and 13 of the City of Santee Municipal Code.

The Public Hearing was closed at 7:46 p.m.

**CONTINUED BUSINESS:**

- (10) **Resolution establishing the salary of the Mayor and Council Members for Fiscal Years 2019-20 and 2020-21 in accordance with the provisions of the Santee City Charter. (City Manager – Best) (Reso 079-2019)**

The Assistant to the City Manager presented the staff report and responded to Council questions.

**FAILED MOTION:** Vice Mayor Houlahan moved for no raise for City Council.

The motion failed for lack of a second.

**ACTION:** Council Member Koval moved approval of staff's recommendation with Option B.

Council Member McNelis seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Council Members Hall, Koval and McNelis – 4. Noes: Vice Mayor Houlahan – 1.

**NEW BUSINESS:**

- (11) **Workshop on an Art and Entertainment Overlay District that promotes the concentration of arts, cultural and entertainment-oriented uses within the Santee Town Center Specific Plan Area/Town Center District and Appropriation of funds for compliance under the California Environmental Quality Act (CEQA). Applicant: City of Santee (Related Case Numbers: AEIS2019-05; TCSPA2019-01). (Development Services – Kush)**

The City Manager introduced the item and the Develop Services Director presented the staff report and responded to Council questions.

**PUBLIC SPEAKERS:**

- Dan Bickford

**ACTION:** Vice Mayor Houlahan moved approval of staff's recommendation.

Council Member Hall seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan, Council Members Hall, Koval and McNelis – 5.



- (12) **Discussion of a Community Facilities District to assist projects in the proposed Art and Entertainment District in Town Center. (Finance – McDermott)**

The Finance Director presented the staff report and responded to Council questions.

**PUBLIC SPEAKERS:**

- Dan Bickford, submitted a speaker slip but did not speak.

Council provided direction to staff to review options for a Community Facilities District.

- (13) **Resolution authorizing the City Manager to execute a Second Amendment to the Disposition and Development Agreement between the City of Santee and Eneract, LLC, for development of real property known as Parcel 3 of Parcel Map 20177 located north of Town Center Parkway between Cuyamaca Street and Riverview Parkway in Santee, California [Assessor's Parcel No. 381-050-66] (Cinema Parcel). (City Manager – Best) (Reso 080-2019)**

The City Manager presented the staff report and responded to Council questions.

**ACTION:** Council Member McNelis moved approval of staff's recommendation.

Vice Mayor Houlahan seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan, Council Members Hall, Koval and McNelis – 5.

- (14) **Determination of future use of Parcel 4 of Parcel Map 18857 (Library Site). (City Manager – Best)**

The City Manager presented the staff report and responded to Council questions.

**PUBLIC SPEAKERS:**

- Dan Bickford
- Pauline Kedward
- Linda Dochterman
- Lynda Marrokal

**ACTION:** Council Member McNelis moved approval of staff recommendation in determining the site would be more beneficial to the City as an alternate use and encouraged staff to continue to work with other parcels for future library sites.

Council Member Koval seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan, Council Members Hall, Koval and McNelis – 5.

- (15) **Resolution authorizing application for, and receipt of, SB2 Planning Grants Program Funds. (Development Services – Kush) (Reso 081-2019)**

The Development Services Director presented the staff report.

**ACTION:** Council Member Hall moved approval of staff's recommendation.

Council Member Koval seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan, Council Members Hall, Koval and McNelis – 5.

**NON-AGENDA PUBLIC COMMENT:**

- (A) Darrell Roberts, International Association of Fire Fighters, spoke regarding illness among fire fighters; urged Council to take care of the City's fire fighters.
- (B) Lynda Marrokal requested assistance from Council with an issue she is having with a developer related to an easement on her private road.
- (C) John Hossick, Santee Mobilehome Owners Action Committee (SMOAC), thanked the Council and the community for their support of SMOAC and requested donations for the school supply give away happening on Sunday at 10:00 a.m.

**CITY COUNCIL REPORTS:**

Council Member Koval reported that she attended Heartland Communications Facility Commission and they approved a budget item to reduce the PERs liability; she commented on landscaping issues around the City; she also suggested the City Council meetings start at 6:30 p.m.

Mayor Minto reported that SANDAG has cancelled more meetings; he also reported that he would be speaking with Council Member Hall and the City Manager at a San Diego County Special Districts Association meeting on August 15, 2019 about the Highway 52 Coalition.

Vice Mayor Houlahan reported that the San Diego River Conservancy awarded a grant to the City for clean up of non-native species and habitat in Sycamore Creek next to Santee Lakes.

Council Member Koval stated the cleanup has been occurring for several years, she briefly described the process.

**CITY MANAGER REPORTS:**

The City Manager addressed the landscaping issue brought up by Council Member Koval; she reminded everyone of the Santee Summer Concert featuring Queen Nation happening on July 15; she reported that she attended the City of Lemon Grove State of the City address; she also announced that the community-wide survey for branding is

available and encouraged everyone to take the survey.

**CITY ATTORNEY REPORTS:** None

**CLOSED SESSION**

Council Members recessed at 9:45 p.m. and convened in Closed Session at 9:58 p.m.

- (16) **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**  
(Gov. Code section 54956.9(d)(2))  
Significant exposure to litigation: One case

Council Members reconvened in Open Session at 10:28 p.m. with all members present. Mayor Minto reported for Item 16, no action was taken.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 10:28 p.m.

Date Approved: August 28, 2019



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Annette Ortiz, MBA, CMC, City Clerk