

**Minutes  
Santee City Council  
Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, California  
February 23, 2022**

This Regular Meeting of the Santee City Council was called to order by Vice Mayor Ronn Hall at 6:30 p.m.

**ROLL CALL:** Present: Vice Mayor Ronn Hall and Council Members Rob McNelis and Dustin Trotter – 3. Absent: Mayor John W. Minto and Council Member Laura Koval – 2.

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

**INVOCATION** was given by Assistant Pastor James Class – Calvary Chapel of Santee

**PLEDGE OF ALLEGIANCE** was led by Sam Rensberry, Public Services Manager

**PROCLAMATION:** Proclamation Naming March 5, 2022, as Little League Day in Santee

Council Member Trotter presented the Proclamation to West Hills Little League and Santee National Little League representatives.

**CONSENT CALENDAR:**

- (1) **Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk – Ortiz)**
- (2) **Approval of Meeting Minutes of the Santee City Council for the February 09, 2022, Regular Meeting. (City Clerk – Ortiz)**
- (3) **Approval of Payment of Demands as Presented. (Finance – McDermott)**
- (4) **Approval of the Expenditure of \$78,770.93 for January 2022 Legal Services and Reimbursable Costs. (Finance – McDermott)**
- (5) **Adoption of a Resolution Awarding the Construction Contract for the Parking Lot Resurfacing 2022 Project (CIP 2022-35) to United Paving Company, Inc., Determining the Project is Categorically Exempt from Environmental Review Under the California Environmental Quality Act for a Total Amount of \$42,619.92. (Development Services – Engineering)  
(Reso 017-2022)**

- (6) **Adoption of a Resolution Authorizing the City Manager to Amend the Professional Services Agreement with D-Max Engineering, Inc., for Storm Water Program As-Needed Staffing Services, for a Total Contract Not to Exceed \$316,300.00. (Development Services – Engineering) (Reso 018-2022)**

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

Council Member Trotter seconded the motion, which carried by the following vote: Vice Mayor Hall: Aye; and Council Members McNelis: Aye; and Trotter: Aye. Ayes: 3. Noes: 0. Absent: Mayor Minto and Council Member Koval – 2.

**NON-AGENDA PUBLIC COMMENT (15 minutes):**

None.

**PUBLIC HEARING:**

- (7) **Public Hearing for a Conditional Use Permit (P2020-3), Variance (V2020-2) and Mitigated Negative Declaration (AEIS2020-2) to Permit the Construction of a Gasoline Dispensing Station with Mini Mart and Accessory Car Wash at 9015 Mission Gorge Road, in the General Commercial (GC) Zone (APN 383-121-64-00). (Development Services – Planning)**

The Public Hearing was opened at 6:39 p.m. The Principal Planner provided a PowerPoint presentation and responded to Council questions.

**PUBLIC SPEAKERS:**

- Patrick Herman
- Ahmad Ghaderi
- Kara Palm, Helix Environmental
- Julie Hamilton, Lemon Grove Ultra Mart, Inc.
- Lina Charry, Lemon Grove Ultra Mart, Inc.
- Sam Charry, Lemon Grove Ultra Mart, Inc.
- Cindy VandenBergh, Lemon Grove Ultra Mart, Inc.
- Brandon Garmo
- Christopher Garmo

**ACTION:** Council Member McNelis moved to deny the project.

Council Member Trotter seconded the motion. The motion to deny the project passed by the following vote: Vice Mayor Hall: No; and Council Members McNelis: Aye; and Trotter: Aye. Ayes: 2. Noes: 1. Absent: Mayor Minto and Council Member Koval – 2.

The Public Hearing was closed at 7:40 p.m.



- (8) **Public Hearing for the “Lantern Crest Ridge II” Major Revision (MJR2021-1) to Conditional Use Permit (P2017-4) and Addendum to Mitigated Negative Declaration (AEIS2018-2) to Permit the Construction of a 62-Unit Congregate Care Facility with up to Three Stories and 57 Feet in Height on a 2.74-Acre Vacant Parcel Located at 11000 Sunset Trail in the R-14 (Medium High Density Residential) Zone (APN: 384-142-04). Applicant: M. Grant Real Estate, Inc. (Michael Grant). (Development Services – Planning) (Reso 021-2022 and 022-2022)**

The Public Hearing was opened at 7:40 p.m. The Associate Planner provided a PowerPoint presentation and responded to Council questions.

**PUBLIC SPEAKER:**

- Cliff Grant

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

Council Member Trotter seconded the motion, which carried by the following vote: Vice Mayor Hall: Aye; and Council Members McNelis: Aye; and Trotter: Aye. Ayes: 3. Noes: 0. Absent: Mayor Minto and Council Member Koval – 2.

The Public Hearing was closed at 7:49 p.m.

**NEW BUSINESS:**

- (9) **Resolution Awarding the Design-Build Construction Contract to Implement the Weston Park Improvements, Playground Installation (CIP 2022-44) Project to Anton’s Service, Inc. and Determining the Project is Categorically Exempt from Environmental Review Under the California Environmental Quality Act. (Development Services – Engineering) (Reso 023-2022)**

The City Engineer provided a PowerPoint presentation and responded to Council questions.

**ACTION:** Council Member Trotter moved approval of staff recommendation.

Council Member McNelis seconded the motion, which carried by the following vote: Vice Mayor Hall: Aye; and Council Members McNelis: Aye; and Trotter: Aye. Ayes: 3. Noes: 0. Absent: Mayor Minto and Council Member Koval – 2.

- (10) **Resolution Rejecting a Bid Protest and Awarding the Construction Contract for the Cuyamaca Street Resurfacing and Woodside Avenue Street Repairs (CIP 2022-08 and CIP 2022-09) Project to SRM Contracting & Paving, Determining the Project is Categorically Exempt from**

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**Environmental Review Under the California Environmental Quality Act.  
(Development Services – Engineering) (Reso 024-2022)**

The City Engineer provided a PowerPoint presentation and responded to Council questions.

**ACTION:** Council Member Trotter moved approval of staff recommendation.

Council Member McNelis seconded the motion, which carried by the following vote: Vice Mayor Hall: Aye; and Council Members McNelis: Aye; and Trotter: Aye. Ayes: 3. Noes: 0. Absent: Mayor Minto and Council Member Koval – 2.

- (11) **Resolution Awarding the Construction Contract for the Citywide Concrete Repair and Replacement Program 2021 (CIP 2021-05) and Determining the Project is Categorically Exempt from Environmental Review Under the California Environmental Quality Act. (Development Services – Engineering) (Reso 025-2022)**

The City Engineer provided a staff report and responded to Council questions.

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

Council Member Trotter seconded the motion, which carried by the following vote: Vice Mayor Hall: Aye; and Council Members McNelis: Aye; and Trotter: Aye. Ayes: 3. Noes: 0. Absent: Mayor Minto and Council Member Koval – 2.

**NON-AGENDA PUBLIC COMMENT: (Continued)**

None.

**CITY COUNCIL REPORTS:**

Vice Mayor Hall wished his mother a Happy 97<sup>th</sup> Birthday.

**CITY MANAGER REPORTS:**

The City Manager reported on the Fido Fest event and the March 1<sup>st</sup> Diversity, Equity and Inclusion workshop in Council Chambers.

**CITY ATTORNEY REPORTS:**

None.

**CLOSED SESSION:**

None.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 8:04 p.m.

Date Approved: March 9, 2022

  
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Annette Ortiz, CMC, City Clerk