



NOTICE OF APPLICATION

CITY OF SANTEE

DATE OF NOTICE: June 28, 2023

An application for a Conditional Use Permit has been filed with the City of Santee Planning & Building Department to allow the construction and operation of an auto center on a 13.1-acre site at 10335 Mission Gorge Road in the General Commercial Zone (see Exhibit A: Location Map). The proposed project would develop the subject site, which consists of three parcels (Parcel A, B, & C), with new buildings, parking, landscaping and storm water facilities. Parcel A would include a new auto dealership (33,974 sf) with an accessory auto detail building (2,549 sf). Parcel B would include a new auto dealership (33,112 sf). Parcel C would include a new auto body shop (16,405 sf) with an accessory car wash building (5,400 sf). The project would include six driveways into the site, two on Cottonwood Avenue, three on Mission Gorge Road and one on Railroad Avenue. Proposed public improvements include sidewalks and fully landscaped parkways adjoining the site on Mission Gorge Road and Cottonwood Avenue.

Assessor's Parcel Number (APN): 384-091-01, 384-091-13 and 384-091-14.

APPLICATION NUMBER:	Conditional Use Permit (P2022-10)
PROJECT NAME:	<u>Santee Auto Center</u>
APPLICANT:	Kevin Perry, HED Design
PROPERTY OWNER:	A. James Moxham, The SchoolYard LLC
PROJECT PLANNER:	Michael Coyne
PHONE NUMBER:	(619) 258-4100, ext. 160
EMAIL:	mcoyne@cityofsanteeca.gov

As owner of property within 1,000 feet of the subject site, this notice is to give property owners in the vicinity of the subject property and other interested parties an opportunity to be informed and provide feedback to the City on the proposal prior to City action on the project application. If you have questions about the proposal or wish to discuss the project with staff of the City of Santee Planning & Building Department, you may contact the Project Planner, identified above.

The project plans are available for download from the following weblink:

<https://www.cityofsanteeca.gov/services/project-environmental-review>

The project plans are also available for review during business hours at Santee City Hall, Building 4. These hours are Monday through Thursday, from 8:00 a.m. to 5:00 p.m. and from 8 a.m. to 1 p.m. on Fridays. City Hall is located at 10601 Magnolia Avenue, Santee, California, 92071-1222.

PLANNING & BUILDING DEPARTMENT
10601 Magnolia Avenue • Santee, California 92071-1222 • (619) 258-4100

LOCATION MAP
10335 Mission Gorge Rd.

