

RESOLUTION NO. 020 – 2010

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA, APPROVING AN AMENDMENT TO THE TOWN CENTER SPECIFIC
PLAN (TCSPA09-01) TO ESTABLISH A RESIDENTIAL R-30 URBAN RESIDENTIAL
DESIGNATION WITH A MIXED USE OVERLAY (MU) AND TO DESIGNATE A R-30
URBAN RESIDENTIAL/MIXED USE AREA WITHIN THE TOWN CENTER SPECIFIC
PLAN ON A PORTION OF APN 381-050-62-00**

**RELATED CASE FILES: GPA09-05
ZCA09-02, R09-03**

WHEREAS, the Town Center is a master-planned focal point in the City, designed to create a people-oriented commercial, business, civic and residential hub along the San Diego River; and

WHEREAS, the Town Center Specific Plan currently provides land for multiple-family residential development ranging from 12 to 30 dwelling units per gross acre; and

WHEREAS, on June 13, 2007, the City Council provided direction to staff to evaluate a high density residential land use designation with a potential density range of 30 to 40 dwelling units per gross acre on a 45-acre site within the RiverView Office Park campus with concurrent provision for an optional mixed use overlay in association with this designation, and on October 14, 2009, the City Council provided further direction to staff to evaluate three additional sites in the Town Center Specific Plan Area for the higher density concurrent with an optional Mixed Use Overlay.

WHEREAS, the “R-30 Urban Residential designation is intended to provide land for development characterized by mid-rise apartment and condominium development that utilizes innovative site planning and building design to provide on-site recreational amenities and open space and be located in close proximity to major community facilities, business centers and streets of at least major capacity consistent with the Town Center Specific Plan; and

WHEREAS, a Mixed Use Overlay for the R-30 designation that provides an option for ground-floor commercial uses will promote a variety of services that are conveniently located for residents and the public; and

WHEREAS, the Town Center Specific Plan Amendment to establish a Residential R-30 Urban Residential designation with a Mixed Use Overlay (MU), and to designate a R-30 Urban Residential/Mixed Use area is consistent with the City of Santee General Plan; and

WHEREAS, in accordance with Public Utilities Code Section 21676, the proposed Town Center Specific Plan Amendment , the General Plan Amendment and concurrent Zone Code Amendment and for the establishment of a new “Urban Residential” R-30 land use designation and site specific re-zoning of six sites was submitted to the San Diego County Regional Airport Authority for review and it was

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determined in letter dated November 13, 2009 that the proposal was consistent with the Gillespie Field Airport Land Use Compatibility Plan; and

WHEREAS, in accordance with the requirements of the California Environmental Quality Act (CEQA), an Initial Study (AEIS#09-07) was prepared and advertised for a 20-day public review from February 11, 2010 to March 2, 2010 for the proposed land use designations "R-30 Urban Residential" and "Mixed Use Overlay" (MU) for six sites. Based on the conclusions of the Initial Study, it was determined that there were no substantial adverse impacts to the environment and a Negative Declaration has been prepared; and

WHEREAS, on March 10th 2010, the City Council held a duly advertised public hearing on the Town Center Specific Plan Amendment (and related General Plan Amendment GPA09-05, Zone Code Amendment ZA09-02 and Reclassification R09-03) to add the "R-30 Urban Residential" land use designation and Mixed Use Overlay; and to designate certain property as depicted in Exhibit "A1", attached hereto; and

WHEREAS, the City Council considered the Staff Report, considered all recommendations by staff and public testimony, and all other information available and believes that the Amendment is in the best interest of the public because the "R-30 Urban Residential" land use with a Mixed Use Overlay will further the goals of the Town Center Specific Plan which include: 1) providing for a variety of housing types and sizes and a mixture of ownership and rental housing (Residential Goal); 2) providing for a variety of housing types for a broad segment of the community aimed at supplementing the existing stock of single-family detached residences located throughout Santee; 3) locating residential sites close to services, public transit and employment centers in conjunction with pedestrian corridors and amenities (Residential Objective 6.1); 4) ensuring that residential development is represented by high quality architecture, amenities and innovative design, and encouraging parking structures (Circulation and Parking Objective 5.7); and 5) allowing integration of commercial uses (Residential Objective 6.4); and

WHEREAS, the "R-30 Urban Residential" Land Use Designation and Mixed Use Overlay support the attainment of State Assembly Bill 32 goals, among which are land use patterns and sustainable measures that reduce greenhouse gas emissions through reduction in vehicle use. Land designated "R-30 Urban Residential" with optional Mixed Use development focuses higher density development close to schools, commercial and employment centers, public transportation and pedestrian facilities.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee, after considering the evidence presented at the public hearing, as follows:

SECTION 1: The Town Center Specific Plan Amendment (TCSPA09-01) promotes the goals and objectives of the Town Center Specific Plan and those of the General Plan, and, as such will remain consistent. Specifically, Goal 6.0 of the Land Use Element promotes development of a well-balanced and functional mix of residential, commercial,

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industrial, open space, recreation, and civic uses that will create and maintain a high quality environment, which is consistent with the vision of Town Center as a City focal point. A

SECTION 2: Objective 6.1 of the Residential Objectives identified in the Town Center Specific Plan is hereby amended as follows:

Objective 6.1 Higher densities up to a maximum of 30 dwelling units per gross acre should be allowed in locations where there are adequate transportation opportunities and minimal impact on surrounding uses. The R-30 Urban Residential land use designation requires development at 30 dwelling units per acre.

SECTION 3: The Town Center Land Use Plan is hereby amended to provide for high density development in accordance with the "R-30 Urban Residential" land use designation and Mixed Use Overlay, as depicted in Exhibit A2.

SECTION 4: The Town Center Specific Plan Amendment (TCSPA09-01) will not result in a significant adverse impact upon the environment, and the Negative Declaration dated February 11, 2010 is approved.

ADOPTED at a REGULAR MEETING of the City Council of the City of Santee, California, on the 10th day of March 2010 by the following vote to wit:

AYES: DALE, MINTO, RYAN, VOEPEL


NOES: JONES

ABSENT: NONE

APPROVED:


RANDY VOEPEL, MAYOR

ATTEST:


PATSY BELL, CMC, INTERIM CITY CLERK

Attachments:

- Exhibit A1: Existing Land Use designation for site
- Exhibit A2: New Land Use designation for site



City of Santee
TSCPA09-01
Existing Town Center (TC) Land Use Designation
City of Santee, Department of Development Services

Related Cases: GPA09-05,
ZCA09-02, R09-03,
AEIS09-07





R-30/MU

City of Santee
TSCPA09-01
Proposed R-30 Land Use Designation

Related Cases: GPA09-05,
ZCA09-02, R09-03,
AEIS09-07

