

**RESOLUTION NO. 24-2003**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA APPROVING THE APPLICATION OF KB HOMES COASTAL, INC. FOR  
AN AMENDMENT TO THE TOWN CENTER SPECIFIC PLAN TCSPA02-01 TO  
ALLOW A CHANGE IN THE LAND USE DESIGNATIONS FROM COMMERCIAL TO  
RESIDENTIAL ON TWO PARCELS TOTALING 2.49 ACRES LOCATED AT THE  
SOUTHWEST CORNER OF CUYAMACA STREET AND  
RIVER PARK DRIVE IN THE TOWN CENTER ZONE  
(RELATED TO: DR84-56 (MAJOR REVISION); TM02-03)  
APN: 381-681-09,10**

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**WHEREAS**, on March 3, 2003 KB Homes Coastal, Inc. submitted a complete application for an amendment to the Town Center Specific Plan to allow a change in the land use designation from Commercial to Residential – 7-14 du/acre on two parcels totaling 2.49 acres located at the southwest corner of Cuyamaca Street and River Park Drive; and

**WHEREAS**, on March 14, 2003 the Director of Development Services set the Item for a public hearing in accordance with Section 17.04.100 of the Santee Municipal Code; and

**WHEREAS**, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study was conducted for Town Center Specific Plan Amendment TCSPA02-01, Tentative Map TM02-03, and Development Review Permit Major Revision DR84-56 that determined no significant environmental effects for the proposed project and a Negative Declaration was prepared and advertised for public review from March 14, 2003 to April 13, 2003 and no comments were received; and

**WHEREAS**, on April 23, 2003 the City Council held a duly advertised public hearing on TCSPA02-01; and

**WHEREAS**, the City Council considered the Staff Report, all recommendations by staff and public testimony.

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

**RESOLUTION NO. 24-2003**

**Section 1:** The Negative Declaration dated March 14, 2003 is complete and in accordance with the provisions of the California Environmental Quality Act and is hereby approved.

**Section 2:** The Adopted Town Center Land Use Plan of the Town Center Specific Plan is hereby amended pursuant to Exhibit A to change the land use designation from Commercial to Residential – 7-14 dwelling units/acre on the two parcels known as Assessor's Parcel Numbers 381-681-09 and 10.

**ADOPTED** by the City Council of the City of Santee, California at a Regular Meeting thereof held this 23rd day of April, 2003 by the following roll call vote to wit:

**AYES: DALE, JONES, MINTO, VOEPEL**

**NOES: NONE**

**ABSTAIN: RYAN**

**ABSENT: NONE**

**APPROVED:**

  
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**RANDY VOEPEL, MAYOR**

**ATTEST:**

  
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**LINDA A. TROYAN, CITY CLERK**



**TSAPA02-01  
Exhibit A**

 Project Area

**Land Use Designation**  
 Existing: Commercial  
 Proposed: Residential (7-14 DU/Acre)  
 (APN:381-681-09 & 10)

