

RESOLUTION 005-2013

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SANTEE, CALIFORNIA APPROVING A TOWN CENTER SPECIFIC PLAN
AMENDMENT TCSPA2012-1 TO CHANGE THE LAND USE DESIGNATIONS
OF THREE PARCELS OF LAND: ASSESSOR'S PARCEL NUMBERS 381-051-12,
381-032-07, AND 381-032-08**

(RELATED CASE FILES: R2012-1, GPA2012-1, and AEIS2012-5)

WHEREAS, on November 14, 2012, the City Council authorized staff to initiate a Town Center Specific Plan Amendment to change the land use designation on three parcels of land in the Town Center Specific Plan Area in connection with the 2013-2020 Housing Element Update; and

WHEREAS, the parcels are located outside Review Area 1 of the Gillespie Field Airport Influence Area and are therefore not subject to review by the San Diego County Regional Airport Authority for consistency with the Gillespie Field Comprehensive Land Use Plan; and

WHEREAS, consultation with the Native American Heritage Commission and local tribal representatives did not identify impacts to cultural resources; and

WHEREAS, the proposed Specific Plan Amendment was referred to affected entities pursuant to Government Code section 65352 and no comments were received; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study was conducted for General Plan Amendment GPA2012-1, Rezone R2012, and Town Center Specific Plan Amendment TCSPA2012-1 that identified no significant impacts resulting from the land use changes proposed at the three parcels, and a Negative Declaration (AEIS2012-5) was prepared and advertised for public review from December 20, 2012 to January 9, 2013; and

WHEREAS, on January 9, 2013, the City Council held a duly advertised public hearing on General Plan Amendment GPA2012-1, Zone Reclassification R2012-1, and Town Center Specific Plan Amendment TCSPA2012-1; and

WHEREAS, the City Council considered the Staff Report and considered 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 005-2013

SECTION 1: The requested amendment to change the land use designation of approximately 14.58 acres of land currently designated R-14 (Medium-High Density Residential) to R-22 (High Density Residential) as depicted in Exhibits A and B, attached hereto and incorporated herein, is compatible with adjacent land uses and the overall goal of the Town Center Specific Plan, which is to further the balance of development with conservation while creating opportunities for people to live, work and play. The re-designation of land in Town Center, which will further the land use goals and objectives of the Town Center Specific Plan, including: 1) providing for a variety of housing types and sizes and a mixture of ownership and rental housing (Residential Goal); and 2) locating residential sites close to services, public transit and employment centers in conjunction with pedestrian corridors and amenities (Residential Objective 6.1) is hereby approved.

SECTION 2: The Town Center Specific Plan Amendment TCSPA2012-1 will not result in a significant adverse impact upon the environment and the Negative Declaration dated December 20, 2012 is approved.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9th day of January, 2013, by the following roll call vote, to wit:

AYES: DALE, MCNELIS, MINTO

NOES: NONE

ABSENT: RYAN, VOEPEL

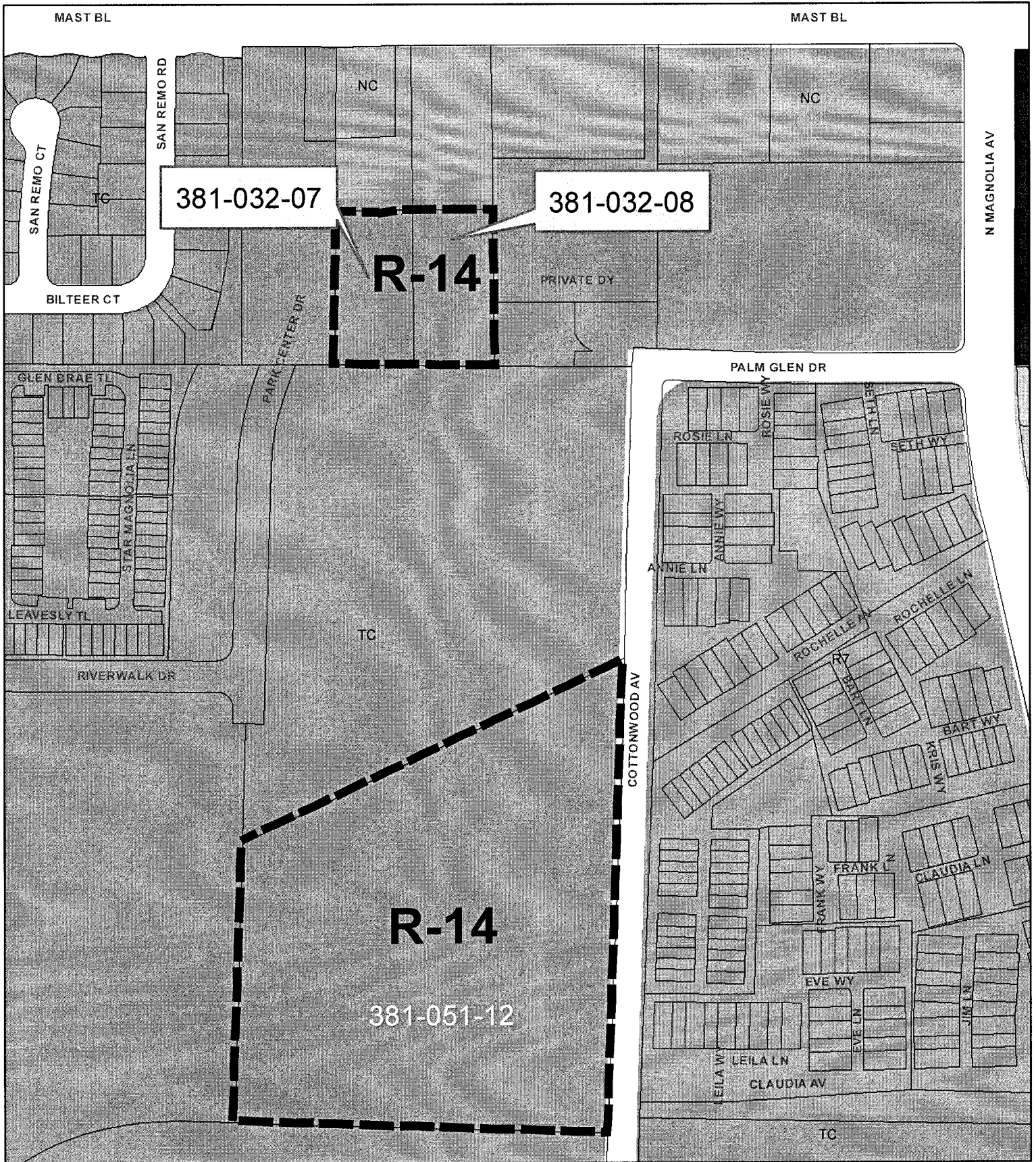
APPROVED:


JOHN MINTO, VICE MAYOR


PATSY BELL, CMC, CITY CLERK

ATTACHMENTS

- Exhibit A – Existing Land Use Designations
- Exhibit B – Proposed Land Use Designations



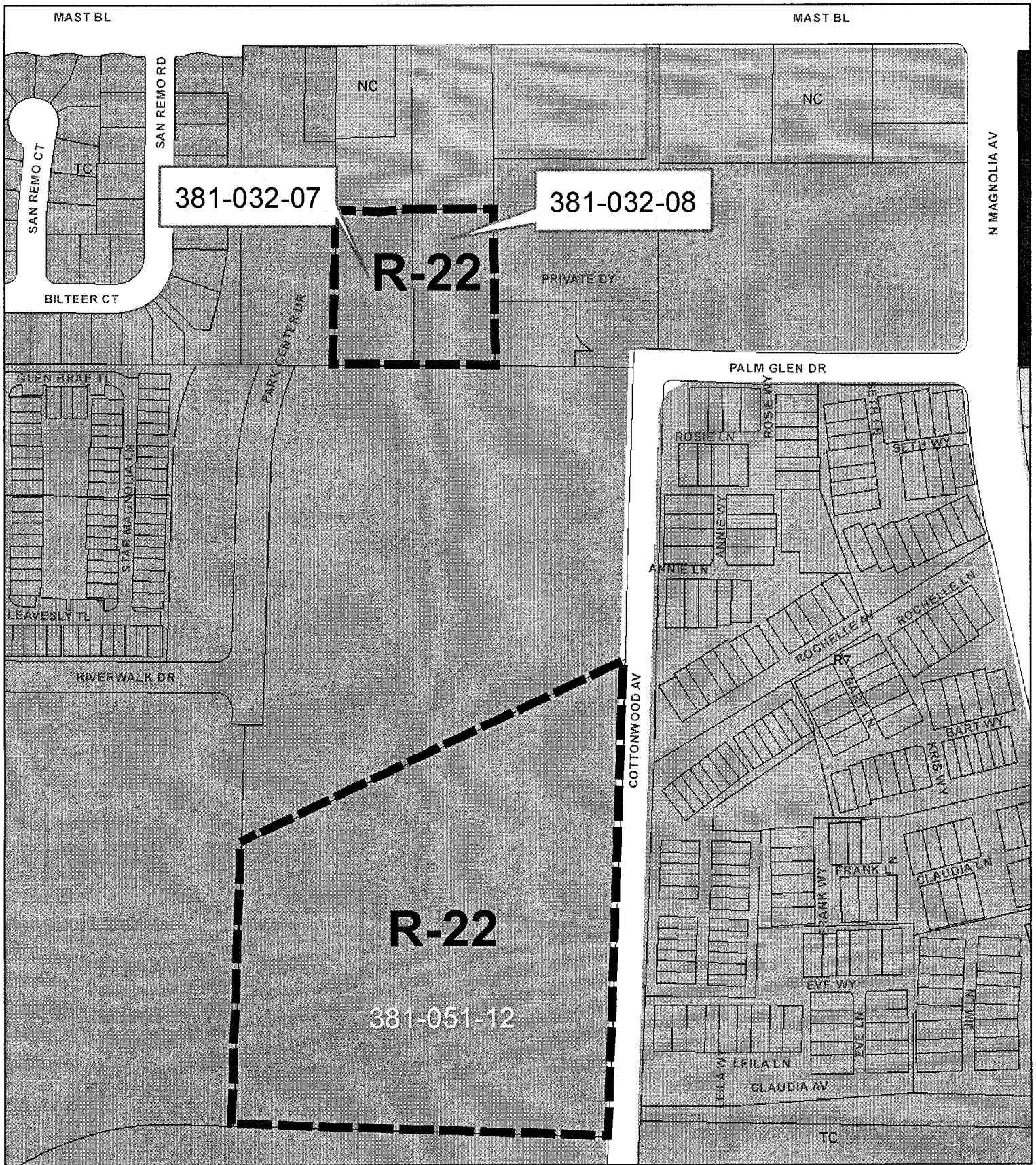
**City of Santee
GPA2012-1
Existing R-14 Land Use**

**Related Cases: GPAA2012-1,
Z2021-1, AEIS2012-5**

Exhibit A



R14- MEDIUM-HIGH DENSITY RESIDENTIAL (14-22 dwelling units/gross acre)
Intended for a residential development characterized at the lower end of the density range by multiple family attached units and at the upper density range by apartment and condominium buildings. This category encourages innovative site planning, providing on-site recreational amenities and be located in close proximity to major community facilities, business centers and streets of at least major capacity.



**City of Santee
GPA2012-1
Proposed R-22 Land Use**

**Related Cases: GPAA2012-1,
Z2021-1, AEIS2012-5**

Exhibit B



R22- HIGH DENSITY RESIDENTIAL (22-30 dwelling units/gross acre) This designation is intended for residential development characterized by apartment and condominium buildings. It is intended that this category utilize innovative site planning and building design (including 3 story buildings) and incorporate on-site recreational amenities and open space. This designation has been applied in areas in close proximity to major community facilities and services, transit facilities and major streets.