

RESOLUTION NO. 113-2019

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
AMENDING THE TOWN CENTER SPECIFIC PLAN, CASE FILE TCSPA 2019-1,
TO ESTABLISH AN ART AND ENTERTAINMENT OVERLAY DISTRICT
INCLUDING PERMITTED USES AND DEVELOPMENT STANDARDS**

**APPLICANT: CITY OF SANTEE
(RELATED CASE FILES: GPA2019-5; R2019-2; AEIS2019-5)**

WHEREAS, The General Plan of the City of Santee specifies the location of various land uses and districts within the City, including the Town Center district; and

WHEREAS, On October 22, 1986 the City Council of the City of Santee adopted the Town Center Specific Plan including provisions for retail commercial, offices, civic, recreational and other appropriate uses to establish a focal point for the City; and

WHEREAS, the Town Center Specific Plan comprises property located north of Mission Gorge Road, south of Mast Boulevard, east of Mast Park, and west of Magnolia Avenue; and

WHEREAS, a current priority of the City Council is the creation of an Art and Entertainment Overlay District to promote a concentration of arts, cultural and entertainment-oriented uses within a portion of the Town Center Specific Plan area; and

WHEREAS, on August 14, 2019, the Santee City Council conducted a public workshop on the Art and Entertainment Overlay District conceived to permit specialized retail and recreational uses, cultural facilities such as museums, art galleries, theater and dance companies, public art and performing arts activities, learning centers and hotels; and

WHEREAS, at the August 14, 2019 public workshop, the City Council directed staff to move forward with the creation of the Art and Entertainment Overlay District in support of nearby businesses and future land uses such as visitor accommodating services accessible to public transit in Town Center; and

WHEREAS, the Santee General Plan Community Enhancement Element promotes creative and innovative design solutions and revitalization programs. In keeping with this intention, the RiverView Office Park Master Plan, Chapter VII.A.10 of the Town Center Specific Plan, was amended in 2015 (Resolution No. 111-2015) to establish a more flexible sign design process for the designated "theater" site and adjacent parcel to the east ("Karl Strauss Brewery" site). The Town Center Specific Plan amendment expands this sign design flexibility within the Art and Entertainment Overlay District; and

WHEREAS, the overall goal of the Town Center Specific Plan is that "The Town Center shall become Santee's vibrant focal point by providing a balance of development with conservation, enhancement of the community's regional image, and the creation of opportunities for people to live, work and play"; and

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WHEREAS, objectives to achieve the overall goal of the Town Center Specific Plan include the following:

- Urban Design Objective 3.6: In recognition of both functional and visual concerns, heights and mass of buildings should be varied to provide a transition from lower scale development along the edges of the site to more intensive large-scale development within the Town Center site;
- Urban Design Objective 3.9: Signage within Town Center should adequately convey directional information and business identification and contribute positively to the visual appearance of the area;
- Commercial/Office/Professional Objective 7.6: Commercial facilities should include specialty theme-oriented shops;
- Commercial/Office/Professional Objective 7.7: A motel and resort complex should be encouraged within the Town Center; and

WHEREAS, on November 14, 2019, the Director of Development Services published notice of a public hearing on the Town Center Specific Plan amendment, TCSPA2019-1, to be held on December 11, 2019; and

WHEREAS, on December 11, 2019, the City Council held a duly advertised public hearing on TCSPA 2019-01; and

WHEREAS, the City Council considered the staff report, all recommendations by staff and public testimony; and

WHEREAS, Pursuant to the California Environmental Quality Act, Public Resources Code section 21000 *et seq.*, ("CEQA") and the State CEQA Guidelines, Title 14 of the California Code of Regulations, section 15000 *et seq.*, a Supplemental Environmental Checklist analyzing the Art and Entertainment Overlay District was adopted by the City Council on December 11, 2019 in a separate Resolution under State CEQA Guidelines section 15162 and 15177. The Supplemental Environmental Checklist concludes that the Art and Entertainment Overlay District would result in no new significant environmental effects, or an increase in the severity of previously identified significant effects, than previously identified in the Town Center Specific Plan EIR certified by City Council Resolution 162-86 and adopted on October 22, 1986, the EIR for Santee Trolley Square certified by City Council Resolution 96-2001 on July 25, 2001, and the Town Center Specific Plan Amendment Master EIR certified by City Council by Resolution 008-2006 on February 8, 2006.

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

SECTION 1: The proposed Art and Entertainment Overlay District is consistent with the Town Center Specific Plan land use designation, Town Center Specific Plan overall goal, and objectives to achieve the overall goal.

SECTION 2: The proposed amendment to establish an Art and Entertainment Overlay District within Town Center as depicted in **Exhibit A**, including permitted uses and

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development standards as described in **Exhibit B** is hereby approved. The City Clerk is directed to add the underlined text and diagram, and delete the strike-out text.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 11th day of December, 2019, by the following roll call vote to wit:

AYES: HALL, HOULAHAN, KOVAL, MCNELIS, MINTO

NOES: NONE

ABSENT: NONE

APPROVED:



JOHN W. MINTO, MAYOR

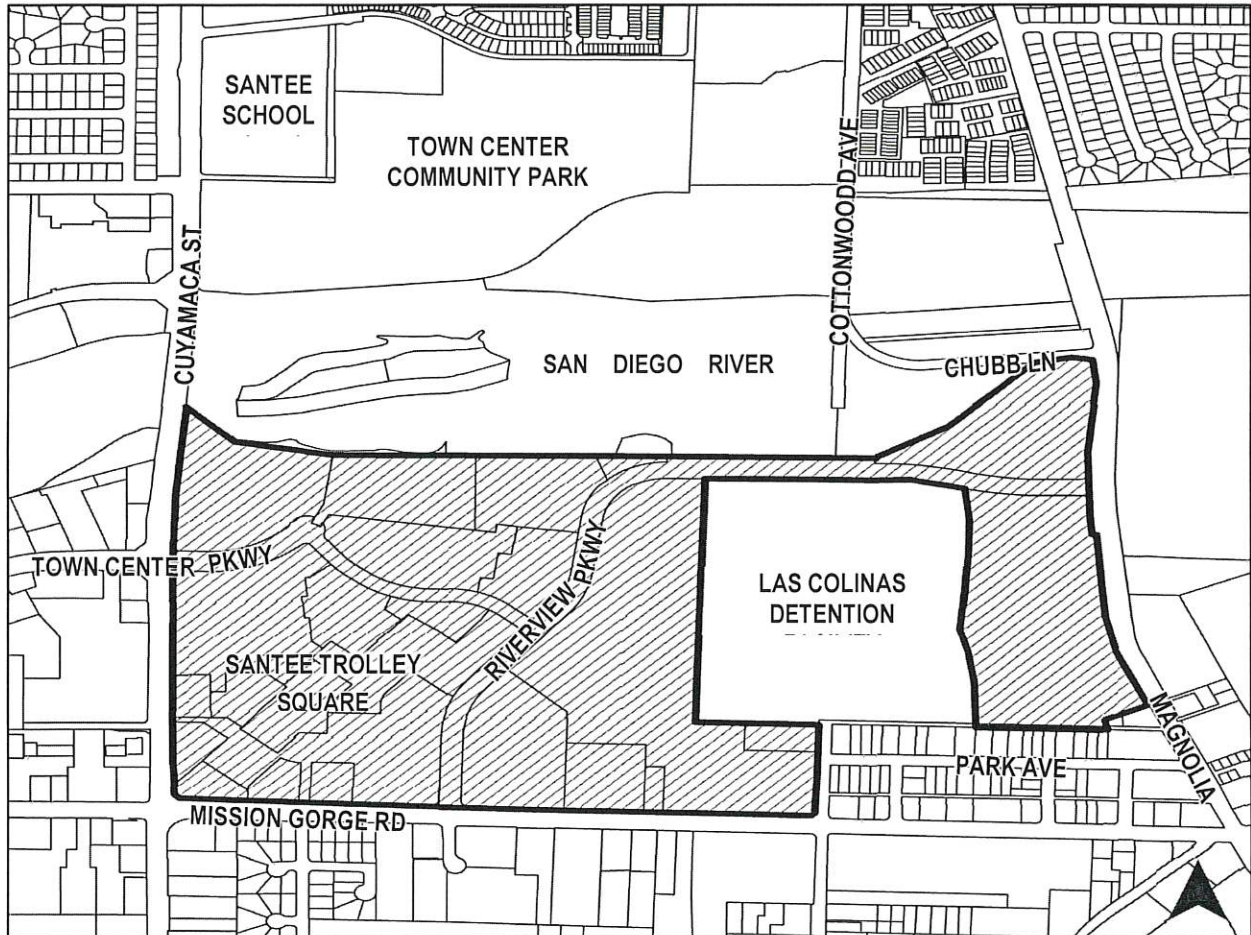
ATTEST:



ANNETTE ORTIZ, MBA, CMC, CITY CLERK

Attachment: Exhibit A – Town Center Specific Plan, Figure 6.1
Exhibit B – Amendment of the Town Center Specific Plan

EXHIBIT A



**Town Center Specific Plan, Figure 6.1
Art & Entertainment Overlay District**

EXHIBIT B

Amendment to Section III entitled “Land Use Plan”, Subsection B entitled “Town Center Goals and Objectives” of the Town Center Specific Plan. The text shall be amended as follows:

Urban Design

Objectives: 3.12: Establish an Art and Entertainment Overlay District to support tourism and attract commercial, educational and recreational uses that beautify and enliven portions of the Town Center (page 29).

Circulation and Parking

Objectives: 5.10: Encourage uses and activities in the Art and Entertainment Overlay District that take advantage of universal valet, shuttle service, shared parking agreements, and rideshare programs, particularly to accommodate high volume attendance at public and private events in conjunction with the existing transit, bicycle and pedestrian circulation facilities (p. 31).

Commercial/Office Professional

Objectives: 7.7: A motel, hotel and resort complex should be encouraged within the Town Center area. 7.8: Allow cultural uses and activities such as museums, art galleries, theater and dance companies and performing arts studios in the Art and Entertainment Overlay District (p. 33).

Amendment to Chapter IV, Design Manual, Subsection C, Design Standards, Subsection 6: Signage (p. 112). The text shall be amended as follows:

All signage standards within Town Center shall be according to Chapter 13.32 of the Santee Municipal Code.

Exceptions:

The following exceptions to the signage limitations for commercial land uses shall be permitted within the Riverview Office Park and Art and Entertainment Overlay District.

Riverview Office Park

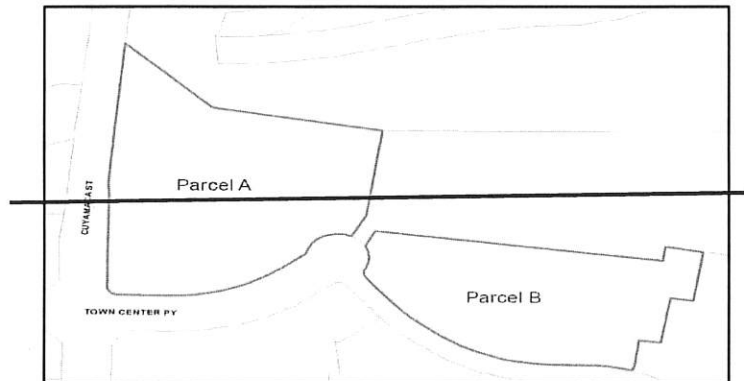
A complete system of signage for the overall area should clearly identify and direct individuals to and through the Santee Town Center and specific facilities. The system can be divided into signs for business identification, internal direction and traffic control.

All signs shall be designed to blend with the size, scale and character of the architecture. Monument signs shall be designed to enhance the office park and be architecturally related to the developments for which they identify.

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~~Notwithstanding other sign regulations, theater marquee sign(s) shall be permitted within the Riverview Office Park and their location, design, size and number shall be determined at the time of project approval for the theater development. Theater signage may utilize the dynamic lighting, and static and/or changeable copy signs to promote movies or special events.~~

~~Roof-mounted sign(s) shall be architecturally integrated and proportional to the building to which it is affixed and shall consist of a unique and iconic design. Such signs are permitted for Parcels A and B per the diagram shown below, and subject to the approval of a Comprehensive Sign Program associated with the entitled development.~~



(Figure to be deleted)

Art and Entertainment Overlay District

Theater marquee sign(s) shall be permitted and their location, design, size and number shall be determined at the time of project approval for the theater development. Theater signage may utilize the dynamic lighting, and static and/or changeable copy signs to promote movies or special events.

Roof-mounted signage shall be permitted and architecturally integrated and proportional to the building to which it is affixed and shall consist of a unique and iconic design. Such signs shall be subject to the approval of a Comprehensive Sign Program associated with the entitled development.

Creative thematic signs, architecturally designed electronic message centers, murals, and free-standing art are encouraged within the Art and Entertainment Overlay District. Murals and free-standing art are expressly exempt from the sign ordinance, Santee Municipal Code ("SMC") Chapter 13.32. Electronic message centers are subject to SMC 13.32.050.C.4

Amendment to Chapter IV, Design Manual, Subsection B, Design Standards, Subsection 7: Building Height (p. 114). The text shall be amended as follows:

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Building heights of 55 feet are permitted within the Art and Entertainment Overlay District, with an additional 15 feet for architectural projections such as roof parapets, structures housing elevators, staircases, air conditioners, or similar equipment provided such structures are architecturally compatible with the design of the building. Accessory structures such as flagpoles, commercial antennas, steeples and chimneys may also be allowed as height exceptions. However, building height is constrained by the Federal Aviation Administration (FAA) and proximity to Gillespie Field.

Amendment to Section III entitled “Land Use Plan”, Subsection C entitled “Land Use Element” of the Town Center Specific Plan. The text shall be amended as follows (p. 53):

3. Permitted Land Uses

The permitted principal uses for the Art and Entertainment Overlay District are listed in Table 2 below, and shall be in addition to those uses listed for the individual land use districts within Town Center.

In the event that there is difficulty in categorizing a given use in one of the Districts, the procedure outlined in Section 17.04.040 13.04.040 of the City Zoning Ordinance shall be followed.

**Table 2
Land Use Matrix**

<i>Permitted Land Uses Within Art and Entertainment Overlay District</i>
<u>Art galleries</u>
<u>Bars, including sports bars, brewpubs, and cocktail lounges</u>
<u>Cabarets</u>
<u>Community theaters</u>
<u>Educational institutions</u>
<u>Farmer’s markets (subject to encroachment permit if within the public right-of-way)</u>
<u>Hotels, including resort hotels, with or without banquet and restaurant space; motels</u>
<u>Information centers</u>
<u>Libraries</u>
<u>Movie theaters</u>
<u>Museums</u>
<u>Performing arts facilities</u>
<u>Street fairs (subject to encroachment permit if within the public right-of-way)</u>
<u>Wineries and wine-tasting rooms</u>