

**Minutes  
Santee City Council  
Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, California  
January 08, 2020**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:31 p.m.

**ROLL CALL:** Present: Mayor John W. Minto, Vice Mayor Laura Koval and Council Members Ronn Hall, Stephen Houlahan and Rob McNelis – 5.

Officers present: City Manager Marlene Best, City Attorney Shawn Hagerty and City Clerk Annette Ortiz.

The **INVOCATION** was given by Phil Herrington of Pathways Community Church and the **PLEDGE OF ALLEGIANCE** was led by Dustin Trotter.

**PROCLAMATION:** 2020 U.S. Olympic 50km Race Walk Trials

Vice Mayor Koval presented the Proclamation to Tracy Sundlan, Everything Running, who made brief comments regarding the event.

**CONSENT CALENDAR:**

- (1) Approval of reading by title only and waiver of reading in full of Ordinances and Resolutions on the Agenda. (City Clerk – Ortiz)
- (2) Approval of Meeting Minutes of the Santee City Council for the October 23, 2019, Regular Meeting. (City Clerk – Ortiz)
- (3) Approval of Payment of Demands as presented. (Finance – McDermott)
- (4) Adoption of a Resolution accepting the Santana Street Emergency CMP Repairs (CIP 2020-23) as complete. (Development Services – Kush) (Reso 001-2020)
- (5) Second Reading and Adoption of an Ordinance amending Title 13 of the City of Santee Municipal Code, Chapter 13.10 Titled “Residential Districts”, by deleting Section 13.10.030.F.6, relating to Accessory Dwelling Unit (ADU) regulations, and adding new Section 13.10.045, relating to ADU and Junior Accessory Dwelling Unit (JADU) regulations, and making conforming changes to Titles 12 and 13 of the Santee Municipal Code. (City Attorney – Hagerty) (Ord 572)

- (6) **Second Reading and Adoption of an Ordinance amending Zone District Map and Title 13 (“Zoning Ordinance”) of the City of Santee Municipal Code to add an Art and Entertainment Overlay District (Case File: R2019-2). (Development Services – Kush) (Ord 573)**
- (7) **Three Claims against the City by Kyle Hicks, Melody Snow, and Pamela Strickler. (Human Resources – Hardy)**

**ACTION:** Council Member Hall moved approval of the Consent Calendar.

Council Member Houlahan seconded the motion, which carried by the following vote:  
Ayes: Mayor Minto, Vice Mayor Koval and Council Members Hall, Houlahan and McNelis – 5.

**NON-AGENDA PUBLIC COMMENT: (15 minutes)**

- (A) Dr. Helen Horvath, Horvath Campaign, provided a handout and introduced herself as a candidate in the 50<sup>th</sup> Congressional District.

**PUBLIC HEARING:**

- (8) **Continued Public Hearing to consider Certification of a Program Environmental Impact Report under the California Environmental Quality Act (CEQA); Adoption of CEQA Findings of Fact and a Mitigation Monitoring and Reporting Program; and Adoption of the Sustainable Santee Plan (Climate Action Plan). Applicant: City of Santee. (Development Services – Kush) (Reso 002-2020)**

The Public Hearing was opened at 6:51 p.m.

The Development Services Director introduced the item and the Principal Planner presented the staff report and responded to Council questions.

Council Member Hall inquired whether the land use numbers included in the plan complied with the Regional Housing Needs Allocation (RHNA). He also expressed concerns with the state mandating more housing and how that would affect the Climate Action Plan (Plan).

Mayor Minto expressed concerns with the possibility of a Plan that would be challenged in court.

Council Member McNelis expressed concerns with unfunded state mandates and how we would be able to respond. He also inquired how the Plan applies to Accessory Dwelling Units (ADU).

**PUBLIC SPEAKERS:**

- Malecka Marsden, Climate Action Campaign
- Patti LaBouff
- Van Collinsworth, Preserve Wild Santee, Center for Biological Diversity, and Endangered Habitat League
- Eid Fakhouri

Council Member McNelis inquired how the Plan applies to existing structures if a new ADU is built onto the structure. He expressed concerns that the Plan would discourage individuals from pulling permits to perform work. He also spoke about the difference between in-fill development and sprawl development. He also expressed concerns with requirements to install electric charging stations and how it would affect small businesses.

Vice Mayor Koval inquired whether individual solar was better for the Plan versus being part of a Community Choice Aggregation. She also referenced an article by Cape Analytics, that analyzed cities with the most solar per capita and noted Santee was listed at number two. She also referenced an article in the Sacramento Business Journal regarding CEQA litigation.

Council Member Hall expressed concerns with the State mandating more housing and the affects it would have on traffic. He stated that Santee does not have the locations nor the ability to build next to mass transit centers. He encouraged people to go to SANDAG and express the need to fix the 52; he also urged the City to reach out to San Diego Gas & Electric regarding more electric vehicle charging stations.

Council Member Houlahan inquired whether the Plan used a 2005 inventory and 2013 inventory for the analysis. He also inquired about the miscalculation previously identified by the Climate Action Campaign and how the energy audits would work. He expressed concerns with the City not being a part of a Community Choice Aggregation program and how that affects the Plan later on.

**ACTION:** Council Member Houlahan moved approval of staff's recommendation.

Vice Mayor Koval seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Koval and Council Members Hall, Houlahan and McNelis – 5.

Public Hearing closed 8:16 p.m.

- (9) Public Hearing to amend the Consolidated Fee Schedule to add rental fees for new facilities at Weston Park and Mast Park and for an existing park pavilion in Town Center Park West. (Community Services – Maertz) (Reso 003-2020)**

The Public Hearing was opened at 8:17 p.m.

The Community Services Directors presented the staff report and responded to Council

questions.

Vice Mayor Koval inquired about how staff manages the rentals at the park pavilions.

**ACTION:** Council Member Houlahan moved approval of staff's recommendation.

Council Member Hall seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Koval and Council Members Hall, Houlahan and McNelis – 5.

Public Hearing closed 8:20 p.m.

**(10) Public Hearing considering a Disposition and Development Agreement (DDA) between the City of Santee and Excel Acquisitions, LLC, for Development of Real Property known as Parcel 4 of Parcel Map 18857 located in Trolley Square. (City Manager – Best)**

The Public Hearing was opened at 8:20 p.m.

The City Manager introduced the item and requested the Public Hearing be continued to February 26, 2020.

**ACTION:** Council Member Hall moved approval of staff's recommendation.

Council Member Houlahan seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Koval and Council Members Hall, Houlahan and McNelis – 5.

Public Hearing was continued at 8:21 p.m.

**NEW BUSINESS:**

**(11) Discussion and direction on use of the City's new logo. (City Manager – Best)**

The City Manager introduced the item and the Assistant to the City Manager presented the staff report and responded to Council questions.

Council Member McNelis stated he would like the City Seal to be used on official documents like permits and letters from City Officials and the City Logo should be used on promotional materials and informal letters.

Council Member Hall stated he would like to keep the gold foil business cards the same as they are now. He concurs with Council Member McNelis's suggestions.

Council Member Houlahan stated that documents for official business should have the City seal. He stated he would like to see the City vehicles updated utilizing the new logo

and incorporating the 40<sup>th</sup> anniversary detail at City events and on merchandise. He also suggested the City update our entry and wayfinding signs.

Mayor Minto expressed concerns with maintaining control over the logo. He suggested having the logo on the back of business cards.

Vice Mayor Koval urged staff to make the most of the 40<sup>th</sup> birthday logo. She suggested setting some guidelines with how to properly use the logo and making it consistent throughout the City.

**(12) Report on the process of allocating Community Development Block Grant (CDBG) funds. (Development Services – Kush)**

The Development Services Director introduced the item and the Senior Management Analyst presented the staff report.

Council Member Houlahan stated he does not agree option 1 due to the inconsistency for the groups that are receiving the funds. He also stated he does not like option 4. He believes option 3 would be the least political and could provide more guidelines and consistency in the funding.

**FAILED MOTION:** Council Member Houlahan moved to approve option 3.

The motion failed for lack of a second.

Vice Mayor Koval suggested another possible option would be to provide for more Senior programming with the funds.

Council Member Hall stated he agreed with option 3 if a Council Member was on the committee. He stated he does not like option 2 and that the City may need to continue using option 1 until a better alternative is provided.

Council Member McNelis stated option 1 is the best way of dividing funds to the recipients, because circumstances may change from year to year with each organization.

Mayor Minto stated he prefers option 1 as it gives Council the ability to advocate for groups that need funding. He also does not like the idea of having a sub-committee.

**ACTION:** Council Member McNelis moved to approve option 1 of staff recommendation.

Council Member Hall seconded the motion, which carried by the following vote: Ayes: Mayor Minto and Council Members Hall and McNelis – 3. Noes: Vice Mayor Koval and Council Member Houlahan – 2.

**CDC SUCCESSOR AGENCY:**

- (13) **Resolution of the Community Development Commission Successor Agency approving the Recognized Obligation Payment (ROPS) Schedule for the period from July 1, 2020 to June 30, 2021 (“ROPS 20-21”). (Finance – McDermott) (CDCSA Reso 001-2020)**

The Finance Director provided a brief staff report.

**ACTION:** Council Member McNelis moved approval of staff recommendation.

Vice Mayor Koval seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Koval and Council Members Hall, Houlahan and McNelis – 5.

**NON-AGENDA PUBLIC COMMENT: (Continued)**

- (A) Eid Fakhouri noted the City’s allocated housing numbers from SANDAG was reduced. He also spoke regarding State legislation and suggested the City should work with other Cities to create legislation that allows mobile home parks to be included in the low-income housing numbers. He also stated he is against the proposed development at the Carlton Oaks Golf course.

**CITY COUNCIL REPORTS:**

- (14) **Appointment of representatives for Council Committees. (Council – Mayor Minto)**

The Mayor announced he would like to leave the appointments the same as they were the previous year.

**ACTION:** Council Member Houlahan moved approval of the Mayor’s recommendation.

Council Member McNelis seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Koval and Council Members Hall, Houlahan and McNelis – 5.

**CITY MANAGER REPORTS:**

The City Manager reported the countdown to December 1, 2020, the City’s official 40<sup>th</sup> birthday, is currently active on the City’s webpage; she also urged citizens to attend the Olympic Racewalk event and to sign up for the Sunset 5k run happening on January 25<sup>th</sup>.

**CITY ATTORNEY REPORTS:**

None

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 9:17 p.m.

Prepared by:

  
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James Jeffries, Administrative Secretary

Date Approved: January 22, 2020

  
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Annette Ortiz, CMC, City Clerk