



City Council
 Mayor John W. Minto
 Vice Mayor Rob McNelis
 Council Member Ronn Hall
 Council Member Laura Koval
 Council Member Dustin Trotter

CITY OF SANTEE
 REGULAR MEETING AGENDA
 Santee City Council

City Manager | Marlene D. Best
 City Attorney | Shawn D. Hagerty
 City Clerk | Annette Fagan Ortiz

MEETING INFORMATION

Wednesday, March 10, 2021
6:30 p.m.
Council Chambers | Building 2 (Virtual Meeting)**
10601 Magnolia Ave • Santee, CA 92071

Staff
 Assistant to the City Manager | Kathy Valverde
 Community Services Director | Bill Maertz
 Development Services Director | Melanie Kush
 Finance Director/Treasurer | Tim McDermott
 Fire & Life Safety Director/Fire Chief | John Garlow
 Human Resources Director | Erica Hardy
 Law Enforcement | Captain Christina Bavencoff

GOVERNOR’S EXECUTIVE ORDER N-29-20
RE: CORONAVIRUS COVID-19

This meeting will be conducted pursuant to the provisions of the Governor’s Executive Order which suspends certain requirements of the Ralph M. Brown Act.

In an effort to protect public health and prevent the spread of COVID-19, the City Council meeting on Wednesday, March 10, 2021, will be conducted via webinar and telephonically.

VIRTUAL MEETING OPTIONS**

TO WATCH (via online)

<https://attendee.gotowebinar.com/register/4089859312763570703>

TO LISTEN (via telephone)

(619) 678-0714, a pin number will be required, please enter 690-558-400#.

LIVE PUBLIC COMMENT

Members of the public who wish to comment on matters on the City Council agenda or during Non-Agenda Public Comment may register for the webinar with the link above and email the City Clerk at CITYCLERK@CITYOFSANTEECA.GOV with the name that you registered with and the item(s) you wish to speak on. The City Clerk will call the name when it is time to speak.

NOTE: Public Comment will be limited to 3 minutes and will continue to be accepted until the item is voted on. The timer will begin when the participant begins speaking.



The City Council also sits as the Community Development Commission Successor Agency and the Santee Public Financing Authority. Any actions taken by these agencies are separate from the actions taken by City Council. For questions regarding this agenda, please contact the City Clerk’s Office at (619) 258-4100 x114

ROLL CALL: Mayor John W. Minto
Vice Mayor Rob McNelis
Council Members Ronn Hall, Laura Koval, and Dustin Trotter

LEGISLATIVE INVOCATION: Phil Herrington – Pathways Community Church

INTRODUCTION/WELCOME: District 2 County Supervisor Anderson

RETIREMENT/PROCLAMATION: Loren Krumweide – Santee Fire

PLEDGE OF ALLEGIANCE

CONSENT CALENDAR:

PLEASE NOTE: Consent Calendar items are considered routine and will be approved by one motion, with no separate discussion prior to voting. The public, staff or Council Members may request specific items be removed from the Consent Calendar for separate discussion or action. Speaker slips for this category must be presented to the City Clerk at the start of the meeting. Speakers are limited to 3 minutes.

- (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 Payment of Demands as Presented. (Finance – McDermott)**
- (3) **Adoption of a Resolution Approving the City of Santee Investment Policy and Delegating Authority to the City Treasurer. (Finance – McDermott)**
- (4) **Authorize the Execution of a Professional Services Agreement with Davis Farr, LLP for Fiscal Year 2020-21 Audit Services for a Total Amount Not to Exceed \$38,235.00. (Finance – McDermott)**
- (5) **Second Reading and Adoption of Six Ordinances Amending the Following Titles of the Santee Municipal Code (“SMC”): Title 2, “Administration and Personnel,” Title 3, “Revenue and Finance,” Title 5, “Health and Safety,” Title 9, “Public Services,” Title 10, “Vehicles and Traffic,” and Title 13, “Zoning”. (City Clerk – Ortiz)**
- (6) **Adoption of a Resolution Authorizing the Execution of a Professional Services Agreement with D-Max Engineering, Inc. for Water Quality Monitoring Services for an Amount Not to Exceed \$66,919.00 for the First Year. (Development Services – Kush)**



- (7) **Award of Contract for Hydrodynamic Separator Cleaning Service to Downstream Services, Inc. per Bid #20/21-20053 for a Total Initial Award Amount of \$30,660.00. (Community Services – Maertz)**

NON-AGENDA PUBLIC COMMENT (15 minutes):

Persons wishing to address the City Council regarding items not on the posted agenda may do so at this time. In accordance with State law, Council may not take action on an item not scheduled on the Agenda. If appropriate, the item will be referred to the City Manager or placed on a future agenda. This first Non-Agenda Public Comment period is limited to a total of 15 minutes. Additional Non-Agenda Public Comment is received prior to Council Reports.

CONTINUED BUSINESS:

- (8) **Resolution Accepting the Carlton Hills Boulevard Emergency CMP Repairs (CIP 2020-26) Project as Complete and Declaring the Termination of the Local Emergency Between 9351 and 9359 Carlton Hills Boulevard. (City Manager – Best)**

Recommendation:

Adopt the Resolution accepting the Carlton Hills Boulevard Emergency CMP Repairs (CIP 2020-26) project as complete, directing the City Clerk to file a Notice of Completion, and terminating the local emergency.

NEW BUSINESS:

- (9) **Resolution Prohibiting Parking of Vehicles Over Eight Feet in Height Between the Hours of 2 AM and 6 AM on Buena Vista Avenue. (Development Services – Kush)**

Recommendation:

Adopt the Resolution prohibiting parking of vehicles over eight feet in height from the hours of 2 AM to 6 AM on Buena Vista Avenue between Mission Greens Road and Cottonwood Avenue.

NON-AGENDA PUBLIC COMMENT (Continued):

All public comment not presented within the first Non-Agenda Public Comment period above will be heard at this time.



CITY COUNCIL REPORTS:

- (10) Update from Council Member Trotter on the Air Pollution Control District (APCD) Letter Regarding Landfill Hot Spots. (Council Member Trotter)**

Recommendation:
Receive report.

CITY MANAGER REPORTS:

CITY ATTORNEY REPORTS:

CLOSED SESSION:

- (11) Conference with Legal Counsel—Existing Litigation**
(Government Code section 54956.9(d)(1))
Name of case: *Santee Trolley Square 991, LP v. City of Santee et al.*
Case Number: San Diego Superior Court Case No. 37-2020-00007895-CU-WM-CTL
- (12) Conference with Real Property Negotiators**
(Government Code section 54956.8)
Property: Parcel 4 of Parcel Map 18857 located in Trolley Square (Library site)
City Negotiator: City Manager
Negotiating Parties: Excel Hotel Group and Santee Trolley Square 991, LP
Under Negotiation: Price and terms of payment

ADJOURNMENT:



**BOARDS, COMMISSIONS & COMMITTEES
MARCH & APRIL MEETINGS**

Mar	04	SPARC	CANCELLED	TBD
Mar	08	Community Oriented Policing Committee		Virtual/Telephonic
Mar	10	Council Meeting		Virtual/Telephonic
Mar	18	SMHFPC		Virtual/Telephonic
Mar	24	Council Meeting		Virtual/Telephonic
Apr	01	SPARC		TBD
Apr	12	Community Oriented Policing Committee		TBD
Apr	14	Council Meeting		TBD
Apr	28	Council Meeting		TBD

The Santee City Council welcomes you and encourages your continued interest and involvement in the City’s decision-making process.

For your convenience, a complete Agenda Packet is available for public review at City Hall and on the City’s website at www.CityofSanteeCA.gov.

The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 12132 of the American with Disabilities Act of 1990 (42 USC § 12132). Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk’s Office at (619) 258-4100, ext. 112 at least 48 hours before the meeting, if possible.



MEETING DATE March 10, 2021

ITEM TITLE INTRODUCTION OF THE NEW DISTRICT 2 MEMBER OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS, JOEL ANDERSON

DIRECTOR/DEPARTMENT Mayor John W. Minto

SUMMARY

Former state Senator Joel Anderson was elected to replace longtime San Diego County Supervisor Dianne Jacob, representing the East County, District 2, which includes El Cajon, La Mesa, Lemon Grove, Poway, Santee and unincorporated areas. For the first time in 28 years, East County is represented by someone other than Dianne Jacob, who left office at the end of last year due to term limits.

Anderson is a longtime Alpine resident. As a state legislator he represented a large portion of the district from 2007 to 2018. Responding to the pandemic will be his top priority in addition to decreasing homelessness in San Diego County by 10%, creating a climate action plan that can also address the lack of housing in our area, and focusing on economic development.

ENVIRONMENTAL REVIEW

N/A

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

Introduce the new District 2 San Diego County Supervisor Joel Anderson.

ATTACHMENT

None.



MEETING DATE March 10, 2021

ITEM TITLE PROCLAMATION: RETIREMENT OF FIRE ENGINEER LOREN KRUMWEIDE

DIRECTOR/DEPARTMENT John Garlow – Fire Chief

SUMMARY

Fire Engineer Loren Krumweide officially retired from the City of Santee on February 28, 2021, after over 35 years of loyal and dedicated service.

The attached proclamation has been prepared in honor of Loren's accomplishments and service to the City of Santee.

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

Present proclamation.

ATTACHMENT

Proclamation.



City of Santee, California

Proclamation

WHEREAS, Fire Engineer Loren Krumweide served the community of Santee for over 35 years beginning on July 26, 1985 when he was hired as a Firefighter Apprentice with the Santee Fire Department; and

WHEREAS, Fire Engineer Krumweide promoted through the ranks from Firefighter Apprentice to Firefighter 1st Class, and ultimately Fire Engineer in 1994; and

WHEREAS, Fire Engineer Krumweide held the position of Fire Engineer for over twenty-six years before officially retiring from the City of Santee on February 28, 2021; and

WHEREAS, Fire Engineer Krumweide responded to thousands of emergency calls including assisting and successfully protecting the Santee community from numerous large-scale emergencies. Loren's service was not only to the citizens of Santee as during his thirty-five-year career he has been deployed on strike teams throughout the state of California assisting countless families while proudly representing Santee; and

WHEREAS, Loren has developed a reputation for demonstrating and expecting high standards in his rank of Fire Engineer. For many years Loren has mentored numerous Fire Engineer candidates, always willing to pass on his knowledge. Loren is a master craftsman and as such, he has completed many construction projects around the fire stations. His projects have withstood the test of time and will continue to be testament to his devotion to the Fire Department. He is well-respected within the Department through his kind nature and professionalism; and

WHEREAS, Loren will be remembered as an exceptional Fire Engineer as well as a dedicated father and family man who inspired confidence and respect through honesty, compassion, loyalty, and countless hours serving the Santee community. He will be greatly missed by all those who were privileged to work with him.

NOW, THEREFORE, I, John Minto, Mayor of the City of Santee, on behalf of the City Council do hereby proclaim that **Loren Krumweide** has been an exceptional member of the City of Santee organization and community, and that he receives due recognition and commendation for superior dedication in the performance of his duties, and appreciation for his exemplary career of public safety service, wishing him the very best in all his future endeavors.

IN WITNESS WHEREOF, I have hereunto set my hand this **tenth** day of **March**, **two thousand twenty-one**, and have caused the Official Seal of the City of Santee to be affixed.

Mayor John W. Minto



MEETING DATE March 10, 2021

ITEM TITLE APPROVAL OF READING BY TITLE ONLY AND WAIVER OF READING IN FULL OF ORDINANCES AND RESOLUTIONS ON THE AGENDA.

DIRECTOR/DEPARTMENT Annette Ortiz, CMC, City Clerk

SUMMARY

This Item asks the City Council to waive the reading in full of all Ordinances on the Agenda (if any) and approve their reading by title only. The purpose of this Item is to help streamline the City Council meeting process, to avoid unnecessary delay and to allow more time for substantive discussion of Items on the agenda.

State law requires that all Ordinances be read in full either at the time of introduction or at the time of passage, unless a motion waiving further reading is adopted by a majority of the City Council. (Gov. Code, § 36934). This means that each word in each Ordinance would have to be read aloud unless such reading is waived. Such reading could substantially delay the meeting and limit the time available for discussion of substantive Items. Adoption of this waiver streamlines the procedure for adopting the Ordinances on tonight's Agenda (if any), because it allows the City Council to approve Ordinances by reading aloud only the title of the Ordinance instead of reading aloud every word of the Ordinance.

The procedures for adopting Resolutions are not as strict as the procedures for adopting Ordinances. For example, Resolutions do not require two readings for passage, need not be read in full or even by title, are effective immediately unless otherwise specified, do not need to be in any particular format unless expressly required, and, with the exception of fixing tax rates or revenue amounts, do not require publication. However, like Ordinances, all Resolutions require a recorded majority vote of the total membership of the City Council. (Gov. Code § 36936).

FINANCIAL STATEMENT

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

It is recommended that the Council waive the reading of all Ordinances and Resolutions in their entirety and read by title only.

ATTACHMENT

None



MEETING DATE March 10, 2021

ITEM TITLE **PAYMENT OF DEMANDS**

DIRECTOR/DEPARTMENT Tim K. McDermott, Finance *HJ for TM*

SUMMARY

A listing of checks that have been disbursed since the last Council meeting is submitted herewith for approval by the City Council.

FINANCIAL STATEMENT

Adequate budgeted funds are available for the payment of demands per the attached listing.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MSB*

Approve the payment of demands as presented.

ATTACHMENT

- 1) Summary of Payments Issued
- 2) Voucher Lists

Summary of Payments Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
02/12/2021	Accounts Payable	\$ 115,981.83
02/16/2021	Accounts Payable	35,494.17
02/16/2021	Accounts Payable	182,650.13
02/17/2021	Accounts Payable	98,932.68
02/17/2021	Accounts Payable	120,345.81
02/18/2021	Accounts Payable	27,563.36
02/18/2021	Accounts Payable	9,924.41
02/24/2021	Accounts Payable	1,815,161.13
02/25/2021	Payroll	371,445.39
02/25/2021	Accounts Payable	15,869.67
03/01/2021	Retiree Health	5,385.00
03/01/2021	Accounts Payable	140,922.48
03/02/2021	Accounts Payable	<u>120,400.76</u>
	TOTAL	<u>\$3,060,076.82</u>


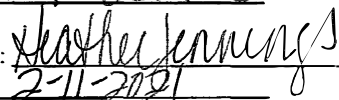
I hereby certify to the best of my knowledge and belief that the foregoing demands listing is correct, just, conforms to the approved budget, and funds are available to pay said demands.



 TKT Tim K. McDermott, Director of Finance


Bank code : ubgen

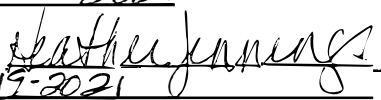
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
483930	2/16/2021	10959 VANTAGE TRANSFER AGENT/457	PPE 02/03/21		ICMA - 457	31,494.58
					Total :	31,494.58
483931	2/16/2021	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 02/03/21		RETIREE HSA	3,999.59
					Total :	3,999.59
2 Vouchers for bank code : ubgen						Bank total : 35,494.17
2 Vouchers in this report						Total vouchers : 35,494.17

Prepared by: 
Date: 2-11-2021
Approved by: 
Date: 2-11-2021

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
907	2/16/2021	10401 US BANK TRUST	1725615		DEBT SERVICE CFD NO 2017-1	182,650.13	
						Total :	182,650.13
1 Vouchers for bank code : ubgen						Bank total :	182,650.13
1 Vouchers in this report						Total vouchers :	182,650.13

Prepared by: 
Date: 2-16-2021

Approved by: 
Date: 2-17-2021

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
126861	2/17/2021	13456 AGRICULTURAL PEST CONTROL	570471	53045	PEST CONTROL SERVICES	595.00
Total :						595.00
126862	2/17/2021	12701 AMERICAN RADIO INC	ST110014	52984	RADIO EQUIPMENT REPAIR	190.00
Total :						190.00
126863	2/17/2021	11419 ANALYTICAL CHEMISTS INC	42129	52985	EQUIPMENT TESTING	95.00
Total :						95.00
126864	2/17/2021	10412 AT&T	000015934886		TELEPHONE	817.68
Total :						817.68
126865	2/17/2021	14205 BALL, TYLER	01122021		PARAMEDIC LICENSE RENEWAL	225.00
Total :						225.00
126866	2/17/2021	10021 BOUND TREE MEDICAL LLC	83928230	53230	EMS SUPPLIES	573.63
			83928231	53230	EMS SUPPLIES	525.50
			83930106	53230	EMS SUPPLIES	31.44
			83930107	53230	EMS SUPPLIES	2,876.93
Total :						4,007.50
126867	2/17/2021	14209 C D PLUS INC	Ref000069743		CORRECTED ACTIVITY REFUND	55.00
Total :						55.00
126868	2/17/2021	14211 CALSTATE SOLAR, INC	02022021		PERMIT REFUND	52.25
Total :						52.25
126869	2/17/2021	10032 CINTAS CORPORATION #694	4074117584	53084	UNIFORM/PARTS CLEANER RNTL	65.64
			4074257845	53084	STATION SUPPLIES	43.85
Total :						109.49
126870	2/17/2021	10333 COX COMMUNICATIONS	094486701		CITY HALL GROUP BILL	3,119.14
Total :						3,119.14
126871	2/17/2021	12356 DAVIS FARR LLP	8855	52967	FY 2019-20 AUDIT SERVICES	1,500.00
Total :						1,500.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
126872	2/17/2021	11295 DOKKEN ENGINEERING	38123	52440	CUYAMACA RIGHT TURN POCKET	1,820.00
					Total :	1,820.00
126873	2/17/2021	13442 EBBIN MOSER + SKAGGS LLP	4868	52777	MSCP SUBAREA PLAN	6,644.00
					Total :	6,644.00
126874	2/17/2021	10054 ELDERHELP OF SAN DIEGO	09302020	52855	CDBG SUBRECIPIENT - CV RESPO	7,241.50
					Total :	7,241.50
126875	2/17/2021	10251 FEDERAL EXPRESS	7-260-60428 7-267-65253		SHIPPING CHARGES	26.10
					SHIPPING CHARGES	27.30
					Total :	53.40
126876	2/17/2021	10009 FIRE ETC	150802	53051	FIREFIGHTING EQUIPMENT	486.82
					Total :	486.82
126877	2/17/2021	14212 FORTISTAR METHANE GROUP LLC	02092021		BUSINESS LICENSE REFUND	270.00
					Total :	270.00
126878	2/17/2021	12120 GEOCON INCORPORATED	120130214	53284	GEOTECHNICAL REVIEW - SLOPE	782.50
					Total :	782.50
126879	2/17/2021	10070 HAWTHORNE MACHINERY	PS020051025	53004	VEHICLE REPAIR PARTS	15.04
					Total :	15.04
126880	2/17/2021	13558 KIFER HYDRAULICS CO, INC	64276	53009	VEHICLE REPAIR PART	81.19
					Total :	81.19
126881	2/17/2021	10203 LAKESIDE EQUIPMENT SALES &	217660	53112	EQUIPMENT RENTAL	640.23
					Total :	640.23
126882	2/17/2021	13851 LAWSON PRODUCTS, INC	9308145275 9308170799	53106 53106	VEHICLE REPAIR PARTS	5.50
					VEHICLE REPAIR PARTS	245.63
					Total :	251.13
126883	2/17/2021	10430 LEAGUE OF CALIFORNIA CITIES	640911		ANNUAL MEMBERSHIP DUES	18,427.00
					Total :	18,427.00

Voucher List
CITY OF SANTEE

Bank code : ubgen


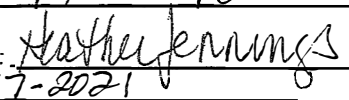
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
126884	2/17/2021	10558 MAERTZ, BILL	01/25/2021		CELL PHONE REIMBURSEMENT	44.71
			09/25/2020		CELL PHONE REIMBURSEMENT	44.54
			09/25/2020		CELL PHONE REIMBURSEMENT	44.54
			10/25/2020		CELL PHONE REIMBURSEMENT	44.59
			11/25/2020		CELL PHONE REIMBURSEMENT	44.59
			12/25/2020		CELL PHONE REIMBURSEMENT	44.63
					Total :	267.60
126885	2/17/2021	10079 MEDICO PROFESSIONAL	20346262	53090	MEDICAL LINEN SERVICE	20.62
			20346264	53090	MEDICAL LINEN SERVICE	13.01
					Total :	33.63
126886	2/17/2021	14208 MINUTEMAN PRESS EL CAJON	62267		BUSINESS CARDS	253.57
					Total :	253.57
126887	2/17/2021	12991 NATIONAL LIGHTING SUPPLY LLC	121254	53186	LIGHTING/ELECTRICAL SUPPLIES	1,358.73
					Total :	1,358.73
126888	2/17/2021	13245 NEXTECH SYSTEMS, INC	INV515	53260	SPEED CHECK 15 SOLAR SIGN	7,725.11
					Total :	7,725.11
126889	2/17/2021	10344 PADRE DAM MUNICIPAL WATER DIST	90000366		GROUP BILL	19,140.48
					Total :	19,140.48
126890	2/17/2021	12207 PERISCOPE HOLDINGS, INC.	SI-6972		NIGP COMMODITY CODE LICENSE	560.00
					Total :	560.00
126891	2/17/2021	13530 PERMIT RUNNER	20STE-01071		PERMIT REFUND	126.86
					Total :	126.86
126892	2/17/2021	12062 PURETEC INDUSTRIAL WATER	1851714	53061	DEIONIZED WATER SERVICE	104.18
					Total :	104.18
126893	2/17/2021	10221 QUALITY CODE PUBLISHING LLC	2021-20	53109	MUNICIPAL CODE SERVICES	1,119.25
					Total :	1,119.25
126894	2/17/2021	13455 ROTO-ROOTER	10215	53043	PLUMBING REPAIRS	250.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
126894	2/17/2021	13455 13455 ROTO-ROOTER	(Continued)			Total : 250.00
126895	2/17/2021	12605 SAFE HEARING AMERICA INC	17276	53309	HEARING TEST 2021	2,503.20 Total : 2,503.20
126896	2/17/2021	13171 SC COMMERCIAL, LLC	1797501-IN 1799965-IN	53077 53077	DELIVERED FUEL DELIVERED FUEL	799.24 279.63 Total : 1,078.87
126897	2/17/2021	13554 SC FUELS	0343944	53078	FLEET CARD FUELING	1,955.96 Total : 1,955.96
126898	2/17/2021	14210 SERENE CARRUTHERS	Ref000069752		CORRECTED LICENSE TYPE REFU	41.00 Total : 41.00
126899	2/17/2021	10585 SHARP REES-STEALY MEDICAL	352396461		COVID-19 TEST	247.50 Total : 247.50
126900	2/17/2021	10217 STAPLES ADVANTAGE	3467502085 3467502086 3467754069	53097 53023 53100	OFFICE SUPPLIES-FINANCE OFFICE SUPPLIES OFFICE SUPPLIES	91.06 119.95 324.68 Total : 535.69
126901	2/17/2021	10250 THE EAST COUNTY	00102597 00102621 00102624		NOTICE OF INTENT - ALL RIGHT ST INVITATION TO BID INVITATION TO BID	255.50 441.00 210.00 Total : 906.50
126902	2/17/2021	10555 UNITIS CONTRACTOR SUPPLIES	186513	53238	PERMA PATCH	1,777.88 Total : 1,777.88
126903	2/17/2021	10642 USPS-POC	02122021		POSTAGE REIMBURSEMENT	1,964.41 Total : 1,964.41
126904	2/17/2021	10537 WETMORE'S	06P4537 06P4553	53288 53288	VEHICLE REPAIR PARTS VEHICLE REPAIR PARTS	2,101.32 2,232.22 Total : 4,333.54


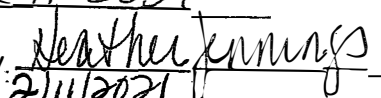
Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
126905	2/17/2021	12510 ZERO WASTE USA	388581	53262	PET WASTE BAGS	5,169.85
Total :						5,169.85
45 Vouchers for bank code : ubgen						Bank total : 98,932.68
45 Vouchers in this report						Total vouchers : 98,932.68

Prepared by: 
Date: 2-17-2021
Approved by: 
Date: 2-17-2021

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
2213	2/17/2021	10353 PERS	02 21 3		RETIREMENT PAYMENT	120,345.81	
						Total :	120,345.81
1 Vouchers for bank code : ubgen						Bank total :	120,345.81
1 Vouchers in this report						Total vouchers :	120,345.81

Prepared by: 
Date: 2-11-2021
Approved by: 
Date: 2/11/2021

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
909	2/18/2021	10482 TRISTAR RISK MANAGEMENT	112057		WORKERS COMPENSATION	27,563.36	
						Total :	27,563.36
1 Vouchers for bank code : ubgen						Bank total :	27,563.36
1 Vouchers in this report						Total vouchers :	27,563.36

Prepared by: [Signature]
Date: 2-24-21

Approved by: [Signature]
Date: 2-24-21

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
126906	2/18/2021	10001 US BANK	037042		OFFICE SUPPLIES	39.91
			04808		SHOP SUPPLIES	33.65
			052874		DOOR HOOKS	54.92
			1018		EMPLOYEE HOLIDAY LUNCH	30.00
			102696380		CITY BRAND/PROMO	876.37
			107270		COUNCIL MEETING CALENDAR MA	220.89
			111-7863670-8908207		EQUIPMENT - NEW MEDIC UNIT	22.62
			1120369		ENGRAVING	135.42
			112178012471106		OFFICE SUPPLIES	113.63
			112-2706547-41538		OFFICE SUPPLIES	26.08
			11232020		RESCUE EQUIPMENT	312.48
			112759401010626		OFFICE SUPPLIES	24.12
			1127594010626		OFFICE SUPPLIES	30.16
			1127996446840330		OFFICE SUPPLIES	160.58
			112-9127962-21010		OFFICE SUPPLIES	31.80
			11506378		2021 EMPLOYMENT POSTER	341.56
			1208280997		ONLINE MEETING SOFTWARE	129.35
			1208285108		ONLINE MEETING SOFTWARE	129.35
			1208291074		ONLINE MEETING SERVICES	30.00
			1511154		STATION SUPPLIES	38.45
			161122		1099 FORMS	90.41
			17054162321568		CIP SUPPLIES	746.44
			1809900251		SKATE PARK DOMAIN NAME	18.17
			18K468868		CREDIT MEMO	-101.00
			200023803		WIRELESS ACCESS	149.00
			20100809		DSD COURTESY NOTICE UPDATE	72.54
			2021		REIMBURSEMENT	38.23
			20881		VEHICLE SUPPLIES	467.71
			210001295		OATH OF OFFICE SUPPLIES	80.88
			224		ICSC RECON REFUND	-2,040.00
			2248369558		OFFICE SUPPLIES	7.28
			2303		SIGNS	26.94
			2479772		CONCRETE REPAIR SUPPLIES	128.70
			2558961002		ONLINE MEETING SERVICE	87.18
			2659780		SMALL TOOLS	44.11
			300005967		CSMFO DUES - MCDERMOTT	110.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
126906	2/18/2021	10001 US BANK	(Continued)			
			30951373		OFFICE SUPPLIES	180.17
			362318		LEAGUE OF CA CITIES	250.00
			3708		TEEN CENTER SUPPLIES	17.96
			37209		FOUNTAIN SUPPLIES	365.14
			3869		VEHICLE REPAIR PART	877.83
			38829977		RISK MANAGEMENT TRAINING	199.00
			38829978		RISK MANAGEMENT TRAINING	796.00
			394710		MATERIALS & SUPPLIES	12.91
			40224712		CITY BRAND AND PROMO	148.54
			4200		TEEN CENTER SUPPLIES	34.47
			4230610		PROSPECT AVE LIGHTS	275.76
			4857667522		LAPTOP	1,351.86
			4859		GFOA-CERT OF ACHIEVEMENT RE	610.00
			50401		CAFR COVER FY 19/20	51.72
			533437		CHEMICAL SPILL SUPPLIES	30.15
			540421		CHEMICAL SPILL SUPPLIES	45.22
			5653		TEEN CENTER SUPPLIES	11.99
			5860228		PROSPECT AVE LIGHTS	34.47
			60966		FOUNTAIN MAINTENANCE	90.34
			6325840		IPAD CASES	155.10
			6361794		OFFICE SUPPLIES	53.86
			7006977		CITY'S BIRTHDAY	200.00
			71223		FOUNTAIN MAINTENANCE	88.27
			7258662		FIBER CABLES	57.34
			738310		SMALL TOOLS	168.57
			74702		OPS YARD SUPPLIES	162.99
			75771		VACTOR TRUCK SUPPLIES	10.42
			7594		TEEN CENTER SUPPLIES	10.29
			8050		WEARING APPAREL	70.35
			90882		CITY HALL MAINTENANCE	31.12
			9357		DIESEL GAS CAN	64.63
			938384		DATE STAMPERS	97.17
			989393		CPRS AWARD SUBMISSION	70.00
			99776		TCCPE BOLLARD MAINTENANCE	59.62
			AB-321033		STAFF UNIFORMS	290.88
			GVN8789BZP7		MSA ANNUAL MEMBERSHIP	75.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
126906	2/18/2021	10001 US BANK	(Continued) WS4194502		EQUIPMENT REPAIR PARTS	167.34	
						Total :	9,924.41
1 Vouchers for bank code : ubgen						Bank total :	9,924.41
1 Vouchers in this report						Total vouchers :	9,924.41

Prepared by: 

Date: 2-18-2021

Approved by: 

Date: 2-18-2021

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
126907	2/24/2021	12961 4IMPRINT, INC.	20122514 8614242	53193	CITY WIDE STAFF POLO SHIRTS WHITE POLOS	4,343.21 1,026.25 Total : 5,369.46
126908	2/24/2021	10510 AMAZON WEB SERVICES, INC	665004045	53268	CLOUD STORAGE	7.29 Total : 7.29
126909	2/24/2021	11445 AMERICAN MESSAGING	L1072898VB		FD PAGER SERVICE	164.81 Total : 164.81
126910	2/24/2021	14094 AMERICAN SOLUTIONS FOR	INV05164479		BUSINESS CARDS	173.01 Total : 173.01
126911	2/24/2021	12951 BERRY, BONNIE F.	March 1, 2021		RETIREE HEALTH PAYMENT	91.00 Total : 91.00
126912	2/24/2021	10020 BEST BEST & KRIEGER LLP	LEGAL SVCS JAN 2021		LEGAL SVCS JAN 2021	54,508.11 Total : 54,508.11
126913	2/24/2021	11513 BOND, ELLEN	03012021-263		MEADOWBROOK HARDSHIP PROG	61.55 Total : 61.55
126914	2/24/2021	10021 BOUND TREE MEDICAL LLC	83933367 83938083 83938084 83938085 83938086	53230 53230 53230 53230 53230	EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES	4.49 1,760.68 1,337.26 5.84 257.51 Total : 3,365.78
126915	2/24/2021	10876 CANON SOLUTIONS AMERICA INC	4040278648 4040278649	53113 53113	SCANNER MAINTENANCE PLOTTER MAINT & USAGE	96.78 52.23 Total : 149.01
126916	2/24/2021	11402 CARROLL, JUDI	03012021-96		MEADOWBROOK HARDSHIP PROG	61.70 Total : 61.70
126917	2/24/2021	11190 CDCE INC	138017	53211	EQUIPMENT REPAIR	1,294.48

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
126917	2/24/2021	11190 11190 CDCE INC	(Continued)			Total : 1,294.48
126918	2/24/2021	10032 CINTAS CORPORATION #694	4074771950	53084	UNIFORM/PARTS CLEANER RNTL	65.64
						Total : 65.64
126919	2/24/2021	10033 CITY ELECTRIC SUPPLY COMPANY	STE/068945	52993	ELECTRICAL SUPPLIES	1,019.86
						Total : 1,019.86
126920	2/24/2021	11409 CLAYTON, SYLVIA	03012021-340		MEADOWBROOK HARDSHIP PROC	64.57
						Total : 64.57
126921	2/24/2021	10268 COOPER, JACKIE	March 1, 2021		RETIREE HEALTH PAYMENT	91.00
						Total : 91.00
126922	2/24/2021	12153 CORODATA RECORDS	RS4662736	53104	RECORD STORAGE, RETRIEVAL	417.28
						Total : 417.28
126923	2/24/2021	11862 CORODATA SHREDDING INC	DN1300117	53115	SECURE DESTRUCTION SERVICES	42.87
						Total : 42.87
126924	2/24/2021	10039 COUNTY MOTOR PARTS COMPANY INC	510983	52994	VEHICLE REPAIR PARTS	52.24
						Total : 52.24
126925	2/24/2021	10171 COUNTY OF SAN DIEGO AUDITOR &	01/2021 AGENCY REV 01/2021 DMV REVENUE 01/2021 PHOENIX REV		01/21 AGENCY PARK CITE REPT 01/21 DMV PARK CITE REPT 01/21 PHOENIX CITE REV REPT	91.00 313.25 587.50
						Total : 991.75
126926	2/24/2021	10358 COUNTY OF SAN DIEGO	21CTOFSASN07	53143	800 MHZ ACCESS (FIRE/PS)	1,738.50
						Total : 1,738.50
126927	2/24/2021	10486 COUNTY OF SAN DIEGO	021821		COUNTY RECORDER FEE - NOE	50.00
						Total : 50.00
126928	2/24/2021	10486 COUNTY OF SAN DIEGO	202100096		RECORDED DOC FEE	23.00
						Total : 23.00
126929	2/24/2021	10333 COX COMMUNICATIONS	038997401		10601 N MAGNOLIA AVE	127.80

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
126929	2/24/2021	10333 COX COMMUNICATIONS	(Continued) 052335901 064114701 066401501		8950 COTTONWOOD AVE 8115 ARLETTE ST 10601 N MAGNOLIA AVE	185.89 193.95 8.56 Total : 516.20
126930	2/24/2021	10608 CRISIS HOUSE	548-1	53214	CDBG SUBRECIPIENT - CORRECTI	9.00 Total : 9.00
126931	2/24/2021	13582 DOWNSTREAM SERVICES INC	1R CIP 2020-26	53289	RETENTION CMP EMERGENCY REPAIRS	-3,405.30 68,106.00 Total : 64,700.70
126932	2/24/2021	14217 ENERGY SERVICE PARTNERS	20STE-PV00212		PERMIT REFUND	163.69 Total : 163.69
126933	2/24/2021	13044 FIELDTURF USA, INC	671539	53304	SYNTHETIC TURF MAINTENANCE	5,742.74 Total : 5,742.74
126934	2/24/2021	10724 FIREMASTER	0000808612		INERGEN SYSTEM INSPECTION	325.00 Total : 325.00
126935	2/24/2021	14215 FRANCESCA GRIESHABER	Ref000069852		LI Refund Cst #24692	41.00 Total : 41.00
126936	2/24/2021	12638 GEORGE HILLS COMPANY, INC.	INV1019418	53118	LIABILITY CLAIMS ADMINISTRATIO	1,514.96 Total : 1,514.96
126937	2/24/2021	10065 GLOBAL POWER GROUP INC	73034 73035	53067 53067	ELECTRICAL REPAIRS ELECTRICAL REPAIRS	1,347.00 738.59 Total : 2,085.59
126938	2/24/2021	13766 HARMONY ENVIRONMENTAL SERVICES	4199	53146	COVID-19 CLEANING & DISINFECT/	2,124.00 Total : 2,124.00
126939	2/24/2021	10144 HDL COREN & CONE	SIN006479	53133	FY 20/21 PROP TAX AUDIT & INFO	4,750.00 Total : 4,750.00

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
126940	2/24/2021	13848 HMS CONSTRUCTION, INC.	1 1R	53239	MISSION GORGE STREETLIGHT PF RETENTION	96,929.70 -4,846.49 Total : 92,083.21
126941	2/24/2021	10256 HOME DEPOT CREDIT SERVICES	4161545	53088	VEHICLE REPAIR PARTS	9.50 Total : 9.50
126942	2/24/2021	11807 IMPERIAL SPRINKLER SUPPLY	4505040	53185	IRRIGATION SUPPLIES	35.56 Total : 35.56
126943	2/24/2021	11864 KIRKLAND PRINTING & MAILING	2273 2281	53307	CAFR COVER-GRAPHIC DESIGN CENTRAL SUPPLIES-WINDOW EN	64.65 570.00 Total : 634.65
126944	2/24/2021	10079 MEDICO PROFESSIONAL	20349939 20349941	53090 53090	MEDICAL LINEN SERVICE MEDICAL LINEN SERVICE	20.62 13.01 Total : 33.63
126945	2/24/2021	14208 MINUTEMAN PRESS EL CAJON	62291		BUSINESS CARDS	40.92 Total : 40.92
126946	2/24/2021	10083 MUNICIPAL EMERGENCY SERVICES	IN1545464	53056	SMALL TOOLS	29.93 Total : 29.93
126947	2/24/2021	10085 NATIONAL SAFETY COMPLIANCE INC	84707		ANNUAL ADMINISTRATIVE FEE	150.00 Total : 150.00
126948	2/24/2021	10308 O'REILLY AUTO PARTS	2968-390780 2968-391406 2968-391441	53013 53013 53013	VEHICLE REPAIR PARTS VEHICLE SUPPLIES VEHICLE SUPPLIES	61.35 20.30 26.70 Total : 108.35
126949	2/24/2021	13056 PACIFIC SWEEPING	153043	53073	STREET SWEEPING SVCS	15,839.98 Total : 15,839.98
126950	2/24/2021	10344 PADRE DAM MUNICIPAL WATER DIST	90000367		GROUP BILL	17,181.86 Total : 17,181.86

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
126951	2/24/2021	14213 PATRICK TRUJILLO	Ref000069816		REFUND - DUPLICATE APPLICATIO	90.00
					Total :	90.00
126952	2/24/2021	11442 PATTERSON, LUANNE	03012021-225		MEADOWBROOK HARDSHIP PROG	59.52
					Total :	59.52
126953	2/24/2021	10442 PAYCO SPECIALTIES	1768-01-2021	53166	STREET STRIPING MAINTENANCE	68,262.61
					Total :	68,262.61
126954	2/24/2021	10161 PRIZM JANITORIAL SERVICES INC	23524 23525	53074 53075	CUSTODIAL SERVICES - OFFICES CUSTODIAL SERVICES - PARKS	3,255.02 2,580.01
					Total :	5,835.03
126955	2/24/2021	10101 PROFESSIONAL MEDICAL SUPPLY	B013443 B013444 B013445	53094 53094 53016	OXYGEN CYLINDERS & REFILLS OXYGEN CYLINDERS & REFILLS EMS SUPPLIES	91.14 52.08 92.55
					Total :	235.77
126956	2/24/2021	12237 RAYON, KYLE	March 1, 2021		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
126957	2/24/2021	12256 ROE, DARLENE	03012021-318		MEADOWBROOK HARDSHIP PROG	62.56
					Total :	62.56
126958	2/24/2021	10096 ROGER DANIELS ALIGN & BRAKE	55589 55766	53019 53019	VEHICLE REPAIR VEHICLE REPAIR	108.00 153.00
					Total :	261.00
126959	2/24/2021	12821 SAN DIEGO CHRISTIAN COLLEGE	DR13002A		REFUNDABLE DEPOSIT	1,204.34
					Total :	1,204.34
126960	2/24/2021	10606 S.D. COUNTY SHERIFF'S DEPT.	SHERIFF-DEC 2020		LAW ENFORCEMENT DECEMBER 2	1,328,823.67
					Total :	1,328,823.67
126961	2/24/2021	13061 SAN DIEGO HUMANE SOCIETY &	FEB-21	53110	ANIMAL CONTROL SERVICES	36,250.00
					Total :	36,250.00
126962	2/24/2021	13171 SC COMMERCIAL, LLC	1801670-IN	53077	DELIVERED FUEL	350.78

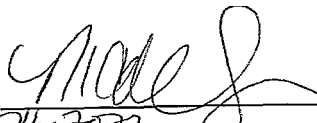
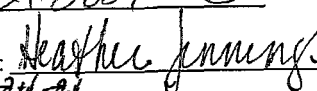
Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
126962	2/24/2021	13171 SC COMMERCIAL, LLC	(Continued) 1803628-IN	53077	DELIVERED FUEL	591.45
Total :						942.23
126963	2/24/2021	13206 SHARP BUSINESS SYSTEMS	9003152797	53139	SHARP COPIES 2021-02	932.80
Total :						932.80
126964	2/24/2021	10837 SOUTHWEST TRAFFIC SIGNAL	80817 80818 80819	53159 53159 53159	TRAFFIC SIGNAL SERVICE CALLS SPEED FEEDBACK SIGN TRAFFIC SIGNAL MAINTENANCE	2,781.42 1,208.03 3,965.00
Total :						7,954.45
126965	2/24/2021	11403 ST. JOHN, LYNNE	03012021-78		MEADOWBROOK HARDSHIP PROG	61.81
Total :						61.81
126966	2/24/2021	10119 STEVEN SMITH LANDSCAPE INC	45858 46228 46229 46230 46243 46244	53068 53069 53044 53068 53069 53068	A3 LANDSCAPE SERVICES A1 LANDSCAPE SERVICES A2 LANDSCAPE SERVICES A3 LANDSCAPE SERVICES A1 LANDSCAPE SERVICES A3 LANDSCAPE SERVICES	135.00 44,811.36 18,341.00 11,256.23 1,367.00 1,305.00
Total :						77,215.59
126967	2/24/2021	14218 SUN COAST HOMES	19STE-00227		PERMIT REFUND	805.54
Total :						805.54
126968	2/24/2021	10250 THE EAST COUNTY	00102706		NOTICE OF PUBLIC HEARINGS - CI	196.00
Total :						196.00
126969	2/24/2021	10475 VERIZON WIRELESS	572028810-00001		CELL PHONE SERVICE	1,276.85
Total :						1,276.85
126970	2/24/2021	12930 WILLIAMS, ROCHELLE M.	March 1, 2021		RETIREE HEALTH PAYMENT	91.00
Total :						91.00
126971	2/24/2021	12641 WITTORFF, VICKY DENISE	March 1, 2021		RETIREE HEALTH PAYMENT	31.00
Total :						31.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
126972	2/24/2021	10317 WM HEALTHCARE SOLUTIONS INC	0514529-2793-5	53030	BIOMEDICAL WASTE DISPOSAL	110.68
			0514530-2793-3	53030	BIOMEDICAL WASTE DISPOSAL	110.51
					Total :	221.19
126973	2/24/2021	11449 WOODSIDE PROPERTIES LLC	DR08007A		REFUNDABLE DEPOSIT	3,324.56
					Total :	3,324.56
126974	2/24/2021	10232 XEROX CORPORATION	012556489	53161	COPIER LEASE & CHARGES-PSD	318.10
			012556490	53040	COPIER LEASE- STATION 4	318.10
			012556491	53041	COPIER LEASE - STATION 5	308.85
					Total :	945.05
126975	2/24/2021	10318 ZOLL MEDICAL CORPORATION	3216958	53149	EMS SUPPLIES	673.49
			3218939	53149	EMS SUPPLIES	519.53
			3223638	53149	EMS SUPPLIES	871.16
					Total :	2,064.18
69 Vouchers for bank code : ubgen						Bank total : 1,815,161.13
69 Vouchers in this report						Total vouchers : 1,815,161.13

Prepared by: 
 Date: 2-24-2021
 Approved by: 
 Date: 2/24/21

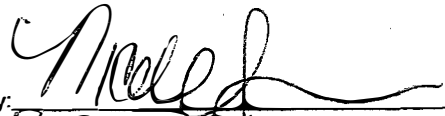
Voucher List
CITY OF SANTEE

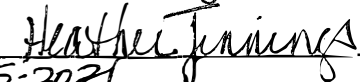
Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
126976	2/25/2021	12724 AMERICAN FIDELITY ASSURANCE	D277438		VOLUNTARY LIFE INS-AM FIDELITY	5,179.62
					Total :	5,179.62
126977	2/25/2021	12903 AMERICAN FIDELITY ASSURANCE CO	2093673		FLEXIBLE SPENDING ACCOUNT	1,743.48
					Total :	1,743.48
126978	2/25/2021	12722 FIDELITY SECURITY LIFE	164664365		EYEMED - VOLUNTARY VISION	855.01
					Total :	855.01
126979	2/25/2021	10508 LIFE INSURANCE COMPANY OF	February 2021		LIFE/LTD INSURANCE	2,748.08
					Total :	2,748.08
126980	2/25/2021	10784 NATIONAL UNION FIRE INSURANCE	February 2021		VOLUNTARY AD&D	91.80
					Total :	91.80
126981	2/25/2021	10335 SAN DIEGO FIREFIGHTERS FEDERAL	February 2021		LONG TERM DISABILITY-SFFA	1,416.00
					Total :	1,416.00
126982	2/25/2021	10424 SANTEE FIREFIGHTERS	PPE 02/17/21		DUES/PEC/BENEVOLENT/BC EXP	2,806.92
					Total :	2,806.92
126983	2/25/2021	12892 SELMAN & COMPANY	February 2021		ID THEFT PROTECTION	160.00
					Total :	160.00
126984	2/25/2021	10776 STATE OF CALIFORNIA	PPE 02/17/21		WITHHOLDING ORDER	308.30
					Total :	308.30
126985	2/25/2021	10001 US BANK	PPE 02/17/21		PARS RETIREMENT	560.46
					Total :	560.46
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10 Vouchers in this report						Total vouchers : 15,869.67

Bank code : ubgen


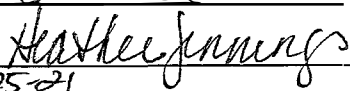
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Prepared by: 
Date: 2-25-2021

Approved by: 
Date: 2-25-2021

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
43702	3/1/2021	10955 DEPARTMENT OF THE TREASURY	PPE 02/17/21		FED WITHHOLD & MEDICARE	78,655.50
					Total :	78,655.50
43708	3/1/2021	10956 FRANCHISE TAX BOARD	PPE 02/17/21		CA STATE TAX WITHHELD	26,496.69
					Total :	26,496.69
492272	3/1/2021	10959 VANTAGE TRANSFER AGENT/457	PPE 02/17/21		ICMA - 457	30,609.63
					Total :	30,609.63
492290	3/1/2021	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 02/17/21		RETIREE HSA	5,160.66
					Total :	5,160.66
4 Vouchers for bank code : ubgen					Bank total :	140,922.48
4 Vouchers in this report					Total vouchers :	140,922.48

Prepared by: 
Date: 2-25-2021
Approved by: 
Date: 2-25-21

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
2214	3/2/2021	10353 PERS	02 21 4		RETIREMENT PAYMENT	120,400.76


Total : 120,400.76

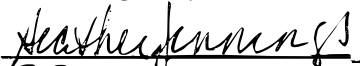
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1 Vouchers for bank code : ubgen

1 Vouchers in this report

Total vouchers : 120,400.76

Prepared by: 
Date: 2-25-2021

Approved by: 
Date: 2-25-21

MEETING DATE March 10, 2021

**ITEM TITLE RESOLUTION APPROVING THE CITY OF SANTEE
INVESTMENT POLICY AND DELEGATING AUTHORITY TO THE CITY TREASURER**

DIRECTOR/DEPARTMENT Tim K. McDermott, Finance *tm*

SUMMARY

On March 12, 2020 the City Council adopted Resolution No. 014-2020 approving the City of Santee Investment Policy ("Policy") and delegating authority to the City Treasurer for the management of the City's investment program. In accordance with the Policy and good financial practices, the Policy shall be reviewed annually and adopted by resolution of the City Council. Included within the Policy is a provision that the City Council's management responsibility for the investment program is delegated to the City Treasurer (Director of Finance) for a period of one year. Subject to review, the City Council may renew the delegation of authority each year.

A review of the Policy has been completed by the City Treasurer and the City's investment advisor Public Financial Management (PFM). PFM has recommended one change to the Policy, the addition of asset backed securities as eligible securities (see paragraph V.(A)(15) of the attached Policy). This change can provide additional investment flexibility and portfolio diversification opportunities. Asset backed securities can offer a higher level of credit protection than that offered by medium-term corporate notes, though they require a higher level of credit analysis (which PFM has the resources and expertise to perform) and would not necessarily be utilized in the City's portfolio. Recognizing the additional complexity of this investment type, the California Government Code requires asset backed securities to be rated "AA" or higher as reflected in the attached Policy.

No other changes to the Policy are either required as a result of legislative changes or otherwise recommended at this time.

FINANCIAL STATEMENT *tm*

There is no direct fiscal impact from this action. Adoption of the attached resolution will allow the City Treasurer (Director of Finance) to continue to manage the investment of public funds held by the City.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

Adopt the attached resolution approving the City of Santee Investment Policy and delegating authority to the City Treasurer.

ATTACHMENT

Resolution (w/ Exhibit "A" City of Santee Investment Policy")



RESOLUTION NO. _____-2021

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA APPROVING THE INVESTMENT POLICY AND DELEGATING
AUTHORITY TO THE CITY TREASURER**

WHEREAS, the City Council of the City of Santee adopted an updated Investment Policy on March 12, 2020 with Resolution No. 014-2020; and

WHEREAS, the Investment Policy provides that the City Council’s management responsibility for the investment program is delegated to the City Treasurer (Director of Finance) for a period of one year and that subject to review, the City Council may renew the delegation of authority each year; and

WHEREAS, a review of the Investment Policy has been completed by the City Treasurer and the City’s investment advisor, and as a result of this review certain updates have been made to the Investment Policy.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Santee, California, does hereby find, determine and declare as follows:

Section 1: The City of Santee Investment Policy, attached hereto as Exhibit “A”, is approved and adopted.

Section 2: Management responsibility for the investment program is delegated to the City Treasurer (Director of Finance) for a period of one year.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 10th day of March 2021, by the following roll call vote to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Attachment: Exhibit “A” – City of Santee Investment Policy

CITY OF SANTEE

Investment Policy



March 10, 2021

CITY OF SANTEE

10601 Magnolia Ave. Santee, CA 92071

CITY OF SANTEE INVESTMENT POLICY

I. PURPOSE AND DELEGATION

This document is intended to provide policies and guidelines for the prudent investment of public funds held by the City which are not required for immediate day-to-day operations. The investment goals are to ensure the safety of invested funds, provide for the City's liquidity needs and to enhance the economic condition of the City by earning an acceptable rate of return.

The City Council's management responsibility for the investment program is hereby delegated to the City Treasurer for a period of one-year. Subject to review, the City Council may renew the delegation of authority each year. The City Treasurer shall monitor and review all investments for consistency with this investment policy (the "Policy") and assume full responsibility for those transactions until the delegation of authority is revoked or expires.

In the execution of this delegated authority, the City Treasurer may establish accounts with qualified financial institutions and brokers/dealers for the purpose of effecting investment transactions in accordance with this Policy.

The City may contract with an SEC registered investment advisor to assist the City Treasurer with the investment program. The Investment Advisor actions shall be in conformance with this Policy and any written direction provided by the City Treasurer. The Investment Advisor shall never take possession of the City's funds.

II. DEFINITIONS

A) "City" shall mean the City of Santee, the Community Development Commission Successor Agency of the City of Santee and any other Agency where the City Treasurer has the responsibility for depositing and/or investing surplus funds in accordance with applicable sections of the California Government Code.

B) "Surplus" funds means those monies not immediately needed to pay demands against the City by vendors and other claimants.

III. POLICY AND GUIDELINES

The City Treasurer is responsible for depositing and/or investing the surplus funds in the City Treasury in accordance with the California Government Code, Sections 53600 et seq. The City manages its investment program in accordance with California Government Code Sections 53600.3, under which those making investments on its behalf are deemed to act in a fiduciary capacity subject to the prudent investor standard. Under the prudent investor standard those making investment decisions shall act with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic

CITY OF SANTEE INVESTMENT POLICY

conditions and the anticipated needs of the City, in order to safeguard the principal and maintain the liquidity needs of the City.

IV. OBJECTIVE

The primary objectives of the City's investment program, in order of priority, are safety, liquidity and yield in accordance with Section 53600.5 of the California Government Code.

- A) **SAFETY IS THE PRIMARY OBJECTIVE** Safety and the minimizing of risk associated with investing refers to attempts to reduce the potential for loss of principal, interest or combination of the two. The City invests only in those instruments that are considered very safe.

- B) **LIQUIDITY IS THE SECONDARY OBJECTIVE** Liquidity refers to the ability to convert an investment to cash promptly with minimum risk of losing some portion of principal or interest. Liquidity also refers to the ability to meet all operating requirements which might be reasonably anticipated. A portion of the portfolio should be maintained in liquid short-term securities which can be converted to cash as necessary to meet operating requirements.

- C) **YIELD IS THE THIRD OBJECTIVE** Yield or investment return becomes an objective only after the basic requirements of safety and liquidity have been met. The City Treasurer shall attempt to realize a reasonable rate of return on investments consistent with market conditions, California statutes and the City's Investment Policy.

V. INVESTMENT INSTRUMENTS

A. Eligible Securities:

The City of Santee may invest in the following instruments under the guidelines as provided herein and in accordance with Sections 53601 et seq. of the California Government Code. Percentage limitations on the purchase of securities apply at the time of purchase. It is the City's intent at the time of purchase to hold all investments until maturity to ensure the return of all invested principal dollars, but sales prior to maturity are permitted.

- 1) **BANK DEPOSITS** Bank deposits including, but limited to, demand deposit accounts, savings accounts, market rate accounts, and time certificates of deposit in California depositories. All deposits must be collateralized in accordance with the California Government Code. The City Treasurer may waive collateral for the portion of deposits covered by federal deposit insurance. A written depository contract is required with all institutions that hold City deposits. There is no limitation as to the amount of the City's surplus funds that may be invested in liquid bank deposits; however,

CITY OF SANTEE INVESTMENT POLICY

purchases of certificates of deposit are restricted to a maximum of 30% of the City's surplus funds and a maximum maturity of one year.

- 2) FEDERAL AGENCY OBLIGATIONS Federal agency or United States government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises. There is no limitation as to the amount of the City's surplus funds that may be invested in federal agency obligations.
- 3) U.S. TREASURY OBLIGATIONS U.S. Treasury Bills, Notes, Bonds or Certificates of Indebtedness, or those for which the full faith and credit of the United States are pledged for the payment of principal and interest. There is no limitation as to the amount of the City's surplus funds that may be invested in U.S. Treasury obligations.
- 4) LOCAL AGENCY INVESTMENT FUND (LAIF) Investment of funds in the California LAIF which allows the State Treasurer to invest through the Pooled Money Investment Account subject to the State's annual investment policy. Maximum investment is subject to State regulation.
- 5) CALIFORNIA ASSET MANAGEMENT PROGRAM (CAMP) CAMP consists of the California Asset Management Trust, a California common law trust organized in 1989 that currently offers a professionally managed money market investment portfolio, the Cash Reserve Portfolio (the "Pool"). Cash in the Pool will be invested by the California Asset Management Trust's investment advisor in accordance with the prudent investor standard of the California Government Code. Only those investments authorized by the California Government Code will be used in the Cash Reserve Portfolio. There is no limitation as to the amount of the City's surplus funds that may be invested in the CAMP Pool.
- 6) BANKERS ACCEPTANCES Bills of exchange or time drafts drawn on and accepted by a commercial bank, otherwise known as Bankers Acceptances, both domestic and foreign, which are eligible for purchase by the Federal Reserve System. Purchases of Bankers Acceptances must be from banks with a short-term debt rating of "A-1" or its equivalent or higher, and may not exceed 180 days maturity or 40% of the City's surplus funds.
- 7) COMMERCIAL PAPER Commercial Paper of "prime" quality of the highest rating as provided by a nationally recognized statistical rating organization (NRSRO). Purchases of eligible commercial paper may not exceed 270 days maturity nor represent more than 25% of the City's surplus funds. Eligible paper is further limited to issuing corporations that are organized and operating within the United States as a general corporation, have total assets in excess of five hundred million dollars (\$500,000,000), and have

CITY OF SANTEE INVESTMENT POLICY

debt other than commercial paper, if any, that is rated in a rating category of "A" or its equivalent or higher by an NRSRO.

- 8) NEGOTIABLE CERTIFICATES OF DEPOSIT Issued by a nationally or state-chartered bank, a savings association or a federal association, a state or federal credit union, or by a federally licensed or state-licensed branch of a foreign bank. Purchases are limited to institutions which have long-term debt rated in a rating category of "A" or its equivalent or higher and/or have short-term debt rated "A-1" or its equivalent or higher by an NRSRO. Purchases of Negotiable Certificates of Deposit may not exceed 30% of the City's surplus funds.

- 9) REPURCHASE AGREEMENTS (Repos) A purchase of securities by the City pursuant to an agreement by which the seller will repurchase such securities on or before a specified date, or on demand of either party, and for a specified amount. No more than 10% of the City's surplus funds shall be invested in repurchase agreements. Investments in repos will be used solely as short term investments not to exceed 90 days and the market value of the securities used as collateral that underlay a repurchase agreement shall be valued at 102 percent or greater of the funds borrowed against those securities, and the value shall be marked to market daily. The collateral shall be limited to obligations of the United States government and its agencies.

Securities used as collateral shall be held by the City's depository bank trust department or be handled under a tri-party repurchase agreement. The City or its trustee shall have a perfected first security interest under the Uniform Commercial Code in all securities subject to Repurchase Agreement..

- 10) MONEY MARKET MUTAL FUNDS Money Market Mutual funds are limited to those money market funds that invest in U.S. Treasuries, Federal Agency obligations, and repurchase agreements relating to such obligations. The management companies shall either (1) attain the highest ranking or the highest letters and numerical rating provided by not less than two of the three largest nationally recognized rating services, or (2) have an investment advisor registered with the Securities and Exchange Commission with not less than five years' experience investing in the securities and obligations as authorized above and with assets under management in excess of five hundred million dollars (\$500,000,000) and (3) follow regulations specified by the SEC under the Investment Company Act of 1940 (15 U.S.C. Section 80a-1, et seq.). The purchase price of shares for beneficial interest shall not include any commission these companies may charge and shall not exceed 15% of the City's surplus funds.

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- 11) MEDIUM TERM NOTES Medium-term notes defined as all corporate and depository institution debt securities with a maximum remaining maturity of five years or less issued by corporations organized and operating within the United States or by depository institutions licensed by the United States or any State and operating within the United States. Notes eligible for investment shall be rated in a rating category of “A” or its equivalent or higher by an NRSRO. The amount invested in medium term notes may not exceed 30% of the City’s surplus funds.
- 12) STATE AND LOCAL AGENCY OBLIGATIONS Registered treasury notes or bonds of any of the 50 United States, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any state.
- Bonds, notes, warrants, or other evidences of indebtedness of any local agency within California, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the local agency, or by a department, board, agency, or authority of the local agency.
- Purchases are limited to securities rated in a long-term rating category of “A” or its equivalent or higher or have a short-term rating of “A-1” or its equivalent or higher by an NRSRO. The amount invested in state and local agency obligations shall not exceed 30% of the City’s surplus funds.
- 13) SUPRANATIONALS United States dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development, International Finance Corporation, or Inter-American Development Bank, with a maximum remaining maturity of five years or less, and eligible for purchase and sale within the United States. The amount invested in supranationals shall be rated in a rating category of “AA” or its equivalent or better by an NRSRO and shall not exceed 30% of the City’s surplus funds.
- 14) PLACEMENT SERVICE DEPOSITS Insured deposits placed with a private sector entity that assists in the placement of deposits with eligible financial institutions located in the United States (Government Code Section 53601.8). The full amount of the principal and the interest that may be accrued during the maximum term of each deposit shall at all times be insured by federal deposit insurance. Placement Service Deposits shall not exceed 30% of the total value of the District’s investments. The maximum investment maturity will be restricted to three (3) years.

**CITY OF SANTEE
INVESTMENT POLICY**

- 15) **ASSET BACKED SECURITIES** A mortgage passthrough security, collateralized mortgage obligation, mortgage-backed or other pay-through bond, equipment lease-backed certificate, consumer receivable passthrough certificate, or consumer receivable-backed bond. Securities eligible for purchase shall be rated in a rating category of "AA" or its equivalent or better by an NRSRO and have a maximum remaining maturity of five years or less. The amount invested in asset backed securities shall not exceed 20% of the City's surplus funds.
 - 16) OTHER Other investments that are, or may become, legal investments through the State of California Government Code and with prior approval of the City Council.
- B. Prohibited Securities:
- 1) Those securities not enumerated under Section V. A. "Eligible Securities"
 - 2) Inverse floaters, range notes, interest only strips derived from a pool of mortgages (collateralized mortgage obligations) and any security that could result in zero interest accrual if held to maturity as specified in Section 53601.6 of the California Government Code.
 - 3) Securities lending agreements.

VI. BOND PROCEEDS

Bond proceeds shall be invested in securities permitted by the applicable bond documents. If the bond documents are silent as to permitted investments, bond proceeds will be invested in securities permitted by this Policy. With respect to maturities, if in the opinion of the City Treasurer matching the segregated investment portfolio of the bond reserve fund with the maturity schedule of an individual bond issue is prudent given current economic analysis, the Policy authorizes extending beyond the five year maturity limitation as outlined in this document.

VII. CREDIT RATINGS, DIVERSIFICATION AND MATURITY

Credit ratings, where listed in section V. A., specify the minimum credit rating required at time of purchase. The security, at the time of purchase, may not be rated below the minimum credit requirement by any of the three main NRSROs (Standard & Poor's, Moody's or Fitch) that rate the security. In the event that an investment originally purchased within Policy guidelines is downgraded below the Policy requirements, the course of action to be followed by the City Treasurer will then be decided on a case-by-case basis, considering such factors as the reason for the downgrade, prognosis for recovery or further rating downgrades, and the market price of the security.

CITY OF SANTEE INVESTMENT POLICY

Investments shall be diversified among institutions, types of securities and maturities to maximize safety and yield with changing market conditions. Investment maturities will be scheduled to permit the City to meet all projected obligations, based on cash flow forecasts.

The City's cash management system is designed to accurately monitor and forecast expenditures and revenues, thus enabling the City to invest funds to the fullest extent possible. The weighted average maturity of the portfolio shall not exceed two years. A policy of laddered maturities will generally be followed. No investment shall be made in any security, other than a security underlying a repurchase agreement authorized by section V. A. 9), that at the time of the investment has a term remaining to maturity in excess of five years, unless the City Council has granted express authority to make that investment either specifically or as a part of an investment program approved by the City Council no less than three months prior to the investment.

The Policy further limits the percentage holdings with any one issuer to a maximum of 10% of the City's surplus funds, except for investments in U.S. Treasury securities, Federal Agency securities, CAMP and LAIF.

VIII. INTERNAL CONTROLS

The City Treasurer is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the entity under his/her control are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgement by management. At a minimum, the internal controls shall address the following points:

- A) Control of Collusion - Collusion is a situation where two or more employees are working together to defraud an entity.
- B) Separation of Duties - By separating the person who authorizes or performs the transaction from the people who record or otherwise account for the transaction, a separation of duties is achieved.
- C) Safekeeping - Securities purchased from any bank or dealer including appropriate collateral (as defined by State law) shall be placed with the City's depository bank in its trust department for safekeeping. Said securities shall be held in a manner that establishes the City's right of ownership.

CITY OF SANTEE INVESTMENT POLICY

- D) Clear Delegation of Authority - Subordinate staff members must have a clear understanding of their authority and responsibility to avoid improper actions.
- E) Delivery vs. Payment - All investment transactions of the City, involving deliverable securities, shall be conducted using standard delivery vs. payment procedures. Delivery versus payment is a settlement procedure, which involves the delivery of cash and securities to the custodian. The custodian won't transfer the cash or securities to the respective parties until all items are received to enable the simultaneous transfer of the cash or securities. This ensures the City will, at all times, have control, through its custodian, of either the securities or the cash for those securities.

IX. PERFORMANCE STANDARDS

The investment portfolio shall be managed with the objective of producing a yield approximating the average return on the two-year U.S. Treasury. This index is considered a benchmark for low to moderate risk investment transactions. Therefore, it comprises a minimum standard for the portfolio's rate of return. The investment program shall seek to augment returns above this threshold, consistent with risk limitations identified herein and prudent investment principles. This benchmark will be reviewed periodically and may be adjusted as required by market conditions to prevent incurring unreasonable risks to attain yield.

X. CRITERIA FOR SELECTING FINANCIAL INSTITUTIONS AND BROKER/ DEALERS

Securities not purchased directly from the issuer, shall be purchased either from an institution licensed by the state as a broker-dealer, as defined in Section 25004 of the Corporations Code, or from a member of a federally regulated securities exchange, from a national or state-chartered bank, from a savings association or federal association (as defined by Section 5102 of the Financial Code) or from a brokerage firm designated as a primary government dealer by the Federal Reserve bank

For transactions executed directly by the City and not purchased from the issuer, the City Treasurer will maintain a list of financial institutions authorized to execute investment transactions. Furthermore, each financial institution must certify that it has reviewed and understands the California Government Code Sections 53600 et seq. and this Policy and that all securities offered to the City will comply fully with all provisions of the Government Code and with this Policy.

For transactions initiated through the Investment Advisor, the firm may use their own list of approved broker/dealers and financial institutions, which it will maintain and review periodically.

**CITY OF SANTEE
INVESTMENT POLICY**

XI. INVESTMENT REPORTS AND POLICY

- A) The City Treasurer shall submit a monthly investment report to the City Manager and City Council. The report shall encompass all investments and monies held by the City, and/or under the management of any outside party and shall include a list of security transactions, the type of investment, issuer, date of maturity, par and dollar amount invested on all securities, current market value on all securities (including the source of this valuation). The report shall state whether the investments comply with the Policy and whether the City will be able to meet its needs for cash for the next six months.

- B) This Policy shall be reviewed annually and be adopted by resolution of the City Council at a public meeting. Any modifications made thereto must be approved by the City Council at a public meeting.

MEETING DATE March 10, 2021

ITEM TITLE AUTHORIZE THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH DAVIS FARR, LLP FOR FISCAL YEAR 2020-21 AUDIT SERVICES

DIRECTOR/DEPARTMENT Tim K. McDermott, Finance #J bot TM

SUMMARY

The City has recently completed the final year of a five-year contract with Davis Farr, LLP for audit services. The scope of services for this contract includes the audit of all City funds, the Single Audit of the expenditure of federal awards, one transient occupancy tax or franchise fee audit and the preparation of the State Controller's Report of Financial Transactions each year.

Staff recommends that the City Council authorize a one-year contract with Davis Farr, LLP to perform fiscal year 2020-21 audit services. This contract would be in compliance with California Government Code Section 12410.6(b) regarding auditor rotation requirements of public accounting firms providing audit services to local agencies. City staff would then issue a request for proposals for audit services next fiscal year.

Davis Farr is a Southern California based firm specializing in the audit of local, state, and federal government agencies including current contracts with the cities of Carlsbad, Poway, Encinitas, and Vista. Davis Farr has demonstrated an ability to provide experienced staff, handle all aspects of the engagement, conduct a thorough audit approach and is able to advise the City on technical matters and developments in governmental accounting and reporting matters. Staff recommends that the City Council authorize the execution of a professional services agreement with Davis Farr, LLP to perform fiscal year 2020-21 audit services in the amount of \$38,235. The proposed contract reflects a 3% increase over the contract price for fiscal year 2019-20 audit services.

FINANCIAL STATEMENT

Funding for the agreement is included in the adopted fiscal year 2020-21 General Fund and Community Development Block Grant Fund operating budgets.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION MAB

Authorize the City Manager to execute a professional services agreement with Davis Farr, LLP to provide audit services for FY 2020-21 for an amount not to exceed \$38,235.

ATTACHMENT

None



MEETING DATE March 10, 2021

ITEM TITLE SECOND READING AND ADOPTION OF SIX ORDINANCES OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AMENDING THE FOLLOWING TITLES OF THE SANTEE MUNICIPAL CODE (“SMC”): TITLE 2, “ADMINISTRATION AND PERSONNEL,” TITLE 3, “REVENUE AND FINANCE,” TITLE 5, “HEALTH AND SAFETY,” TITLE 9, “PUBLIC SERVICES,” TITLE 10, “VEHICLES AND TRAFFIC,” AND TITLE 13, “ZONING”

DIRECTOR/DEPARTMENT Annette Ortiz, City Clerk *AJ*

SUMMARY

The Introduction and First Readings of the above-entitled Ordinances were approved at a Regular Council Meeting on Wednesday, February 24, 2021. During the First Reading, Council requested certain revisions be made to the Ordinances amending Titles 10 and Title 13. The revisions have been completed and the changes are shown in the attached redlines. The Ordinances are now presented for Second Reading by title only, and adoption.

Vote at First Reading: AYES: HALL, KOVAL, MCNELIS, MINTO, TROTTER
NOES: NONE
ABSENT: NONE

ENVIRONMENTAL REVIEW

The amendment of various titles of the Santee Municipal Code, as set forth in the attached Ordinances, is exempt from environmental review under the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines, sections 15061(b)(3) and 15378(b)(5). The Ordinances do not have the potential to result in either a direct or reasonably foreseeable indirect physical change in the environment, and represents an administrative activity. Moreover, approval of the Ordinances constitutes an administrative activity of the City and is additionally exempt from CEQA on that basis. (State CEQA Guidelines, § 15378(b)(5).)

FINANCIAL STATEMENT None *HJ for TM*

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MAB*
Adopt the Ordinances.

ATTACHMENTS

Ordinances 586, 587, 588, 589, 590, 591
Redline (strikeout/underline) of the changes to Titles 10 and 13



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE AMENDING TITLE 10 OF THE SANTEE MUNICIPAL CODE, "VEHICLES AND TRAFFIC"

WHEREAS, pursuant to article XI, section 5 of the California Constitution and Government Code section 37100, the legislative body of a city may pass ordinances not in conflict with the Constitution and laws of the State or the United States;

WHEREAS, in 2019, the City completed a comprehensive update to the Santee Municipal Code ("Code"); and

WHEREAS, the City desires to conduct annual updates to ensure the Code remains consistent with current law and City practice; and

WHEREAS, City staff and the City Attorney have reviewed the Code and have determined that certain updates to the Code are required; and

WHEREAS, the proposed revisions are detailed in the Staff Report provided to the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals Incorporated. The Recitals set forth above are true and correct and are incorporated into this Ordinance.

SECTION 2. Amendments. The amendments to Title 10 of the ~~Santee Municipal Code ("Code")~~ are set forth below.

Section 10.10.245 of the Code is amended to read as follows:

Section 10.10.245 Prohibition of Use of Streets for Storage ~~or Sale of Vehicles.~~

A. It is unlawful for any person who owns or has possession, custody or control of any vehicle to park that vehicle on any street or alley for more than 72 consecutive hours.

B. It is unlawful for any person who owns or has possession, custody or control of a recreational vehicle to park that vehicle on any public street in the same location, defined as within 300 feet of the original or

previously documented location, for more than 72 consecutive hours. A location may be documented by marking the vehicle, taking a photograph of the vehicle, or by other method deemed appropriate by the City.

C. It is unlawful for any person to leave any object on any street or alley so as to obstruct traffic flow or parking without a permit per Chapter 8.02 provided, however, that trash and recycling containers complying with a temporary use permit not subject to this prohibition.

D. It is unlawful for any person who deals in, or whose business involves the sale, lease, rental, or charter of vehicles to store, park, or leave standing any such vehicle upon any public street, except while such vehicle is under lease, rental, or charter by a customer.

~~E. No operator or owner of any vehicle shall park said vehicle upon any public street in the City advertising or displaying it for sale.~~

~~F~~E. It is unlawful for any person whose business involves the repair, or servicing of vehicles or vehicle components, to store, leave standing, or park any vehicle on any public street after that person has accepted custody of the vehicle from the customer.

~~G~~E. It is unlawful for any person to leave standing, or cause or allow to be left standing, any inoperable vehicle on any street for more than 12 consecutive hours.

~~H~~G. It is unlawful for any person to park an unattached semi-trailer or auxiliary dolly on any street except while actively loading or unloading.

~~I~~H. The City may enforce violations of this section by any means set forth in Title 1 and as set forth in this chapter.

Section 10.10.285 of the Code is amended to read as follows:

Section 10.10.285 Fire hydrants.

It is unlawful for any person to park a vehicle within an overall distance of 10 feet (five feet on either side) of the hydrant as measured along the curb or edge of the street.

Section 10.26.080 of the Code is amended to read as follows:

Section 10.26.080 Exception.

Any mobile food merchant identified in an application for a special event or farmers' market or any City sponsored or approved event is required to obtain a business license, but is otherwise exempt from the requirements of this chapter pertaining to mobile food vending, provided that the

vending vehicle is parked for the duration of the special event to conduct its business and conducts no other business within the City.

SECTION 3. CEQA. Based upon the whole of the administrative record before it, the City Council hereby finds that the amendments of the Santee Municipal Code as set forth in this Ordinance are exempt from environmental review under the California Environmental Quality Act (“CEQA”) (Pub. Res. Code, § 21000 et seq.) pursuant to State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.) sections 15061(b)(3) and 15378(b)(5). An activity is subject to CEQA only if that activity has “the potential for causing a significant effect on the environment.” (State CEQA Guidelines, § 15061(b)(3).) An activity is thus exempt from CEQA “[w]here it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” (*Ibid.*) Here, the amendments of the Santee Municipal Code as set forth in this Ordinance do not have the potential to result in either a direct or reasonably foreseeable indirect physical change in the environment. (State CEQA Guidelines, § 15061(b)(3).) Moreover, approval of the Ordinance constitutes an administrative activity of the City and is additionally exempt from CEQA on that basis. (State CEQA Guidelines, § 15378(b)(5).) Staff is hereby directed to prepare, execute and file with the San Diego County Clerk a CEQA Notice of Exemption within five (5) working days after the adoption of this Ordinance.

SECTION 4. Codification. The City has adopted the “City of Santee Municipal Code Editorial Guidelines,” and, except as otherwise provided herein, authorizes Quality Code Publishing to make technical, non-substantive changes to conform the codified Ordinance to the guidelines. In the event a substantive conflict arises on the basis of the changes authorized by this Section, the language adopted by this Ordinance prevails. The City Clerk is authorized to provide certified copies and notice of this Ordinance or any part of this Ordinance required or advised by the law or any regulation.

SECTION 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council of the City of Santee hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrases be declared unconstitutional.

SECTION 6. Effective Date. This Ordinance shall become effective thirty (30) days after its adoption.

SECTION 7. Publication. The City Clerk is hereby directed to certify the adoption of this Ordinance and cause a summary or 1/4 page advertisement of the same to be published as required by law.

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City of Santee, California, on the 24th day of February 2021, and thereafter **ADOPTED** at a Regular Meeting of the City Council held on this 10th day of March 2021, by the following vote to wit:

AYES:

NOES:

ABSENT:

APPROVED

JOHN MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Summary report:	
Litera® Change-Pro for Word 10.8.2.11 Document comparison done on 3/2/2021 11:07:53 AM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original filename: Ordinance Amending Title 10 for Muni Code Update 2021_33705033_1.DOCX	
Modified filename: 33705033_2.docx	
Changes:	
<u>Add</u>	6
Delete	11
Move From	0
<u>Move To</u>	0
<u>Table Insert</u>	0
Table Delete	0
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	17

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE AMENDING TITLE 13 OF THE SANTEE MUNICIPAL CODE, "ZONING"

WHEREAS, pursuant to article XI, section 5 of the California Constitution and Government Code section 37100, the legislative body of a city may pass ordinances not in conflict with the Constitution and laws of the State or the United States;

WHEREAS, in 2019, the City completed a comprehensive update to the Santee Municipal Code ("Code"); and

WHEREAS, the City desires to conduct annual updates to ensure the Code remains consistent with current law and City practice; and

WHEREAS, City staff and the City Attorney have reviewed the Code and have determined that certain updates to the Code are required; and

WHEREAS, the proposed revisions are detailed in the Staff Report provided to the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals Incorporated. The Recitals set forth above are true and correct and are incorporated into this Ordinance.

SECTION 2. Amendments. The amendments to Title 13 of the ~~Santee Municipal Code ("Code")~~ are set forth below.

Subsection (G) of Section 13.04.110 of the Code is amended to read as follows:

Section 13.04.110 Nonconforming Uses and Structures.

...

G. Expansion or Restoration of Nonconforming Uses and Structures. Minor building additions to a nonconforming single-family residence that cumulatively do not exceed 50 percent of the square footage of the existing residence, and do not exceed the maximum permitted lot coverage of 40 percent, are allowed by right. A request for expansion or restoration of a nonconforming use or structure other than a single-family

residence may be granted subject to the approval of a minor conditional use permit by the Director. The approval authority may grant the request, grant the request with modification, or deny the request. The approval authority may require as a condition of a use permit that a specific termination date be set for the use and/or structure which is being expanded or restored. Before granting a conditional use permit for the expansion or restoration of a nonconforming use or structure, the approval authority shall make the following findings:

1. That strict or literal interpretation and enforcement of the specified regulations within this section would result in practical difficulty or unnecessary hardship.

2. That the granting of the conditional use permit or minor conditional use permit will not significantly extend the expected life of the use or structure.

3. That the granting of the conditional use permit or minor conditional use permit will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

Section 13.04.140 of the Code is amended to read as follows:

Section 13.04.140 Definitions.

...

“Billboard” means a permanent structure sign used for the display of offsite commercial messages, commonly called outdoor advertising.

...

“Fleet storage” means storage or parking of one or more vehicles used regularly in business operations where the parking of vehicles constitutes the principal use on the site. Examples of fleet vehicles include, but are not limited to, limousine fleets, taxi fleets, mobile catering trucks, moving van fleets or delivery truck fleets. Excluded are sales/rentals of vehicles.

...

“Height” means the vertical distance of a structure measured from the average elevation of the finished grade within 20 feet of the structure to the highest point of the structure.

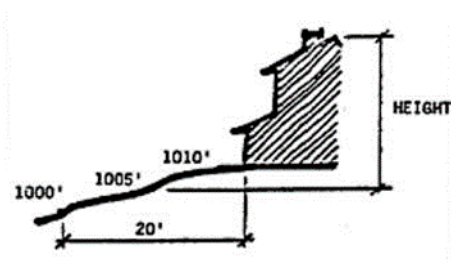


Diagram 13.04.140A

...

“Lot coverage” means the amount (typically expressed in a percentage) of the area of a lot covered by buildings. Lot coverage calculations do not include open carports, porches, open patio covers, or other similar open structures.

...

“Vehicle, inoperable” means a vehicle that is unregistered; wrecked; burned; dismantled; lacks a motor, transmission, or wheels; is on blocks; or is otherwise incapable of being driven upon the highways in conformity with the requirements of the Vehicle Code.

“Vehicle, operable” means a vehicle that is currently registered and able to be driven upon the highways in conformity with the requirements of the Vehicle Code.

...

“Yard, exterior side” means a side yard which faces a public street on a corner lot and extends from the front yard to the rear yard.

Section 13.06.060 of the Code is amended to read as follows:

13.06.060 Home Occupations.

A. Purpose and Intent. A home occupation is allowed as an accessory use in a residential neighborhood (residential-business district excepted) when it is a clearly incidental and secondary use of the site and is compatible with the surrounding neighborhood.

B. Authority. The Director is authorized to approve, impose reasonable conditions upon such approval, or deny such requests.

C. Allowed Home Occupations. Subject to the requirements of this section, the following are authorized home occupations:

1. Office use for professional services that involve the use of a computer, telephone, and other electronic equipment;
2. Music lessons, art lessons, academic tutoring, and similar uses as determined by the Director with limited clientele visits;
3. Hairdresser services with limited clientele visits;
4. On-line sales for art and craft work and similar uses as determined by the Director;
5. Cottage Food Operations and Microenterprise Home Kitchen Operation as authorized by the California Retail Food Code and subject to conditions established by the County of San Diego Department of Environmental Health;
6. Other uses may be permitted by the Director if the intensity of the activity is not detrimental to the surrounding neighborhood.

D. Prohibited Home Occupations.

1. Automotive repair and/or engine rebuilding;
2. Upholstering;
3. Machine or welding shop;
4. Other similar commercial uses that are not compatible with residential uses as determined by the Director of Development Services.

E. Mandatory Conditions for Operation of Home Occupations. Home occupations may be permitted on property used for residential purposes based on the following conditions:

1. No persons, other than residents of the dwelling unit, shall be engaged in such activity.
2. There shall be no change in the outward appearance of the building or premises, or other visible evidence of the activity, nor shall it cause an undue amount of vehicular traffic or parking within the neighborhood.
3. There shall be no sales of products on the premises, except produce (fruit or vegetables) grown on the subject property.
4. Home occupations shall not host customers on the premises more frequently than one customer within a two-hour time period.

5. The home occupation operation shall be consistent with the permitted residential use, and shall not:

a. Create any conditions that are detrimental to the residential neighborhood such as significantly increased traffic; or

b. Cause increased noise, dust, lighting, odor, smoke, fumes, vibration, electrical, radio or television disturbances or violate any applicable ordinances or laws; or

c. Cause a change in the building code occupancy in the structure where it is located. Examples of uses that do not qualify as home occupation include automotive repair and/or engine rebuilding, upholstery, machine or welding shop or similar uses that are not compatible with residential uses. The activities conducted and equipment, material or hazardous materials used shall be identified on the business license application and shall not change the fire safety or residential occupancy classifications of the premises.

d. Involve the use of special equipment, cabinetry, fixtures, plumbing, or electrical wiring not ordinarily or customarily used in a dwelling.

6. No home occupation shall be conducted in an accessory building. Normal use of the garage may be permitted if such use does not obstruct required parking.

7. The use shall not involve outdoor storage of materials or supplies or storage of materials in an accessory building.

8. No signs shall be displayed in conjunction with the home occupation.

9. A home occupation is not valid until a current City business license is obtained.

10. The use shall not involve the use of commercial vehicles for delivery of materials to or from the premises, other than one vehicle not to exceed a capacity of one and one-half tons owned by the operator of such home occupation.

11. If an applicant is not the owner of the property where a home occupation is to be conducted, then a signed statement from the owner approving such use of the dwelling must be submitted with the application.

12. The home occupation shall comply with the noise regulations in Chapter 5.04.

13. The home occupation shall comply with the best management practices outlined in Chapter 9.06.

Subsection (C) of Section 13.06.070 of the Code shall be amended to read as follows:

13.06.070 Temporary Uses.

...

C. Temporary Uses—Allowed. The following temporary uses shall be exempt from the permit requirements of this section, with the exception of any temporary use to be located on City property. The uses listed in this section, however, require compliance with the criteria contained in subsection D of this section.

1. Parking lot and sidewalk sales on private property for outdoor display of merchandise accessory to a current on-site business located within a commercial or industrial zoned property, are limited to 15 days per calendar year. Such temporary uses are subject to additional regulations in Section 13.12.030 G.

2. Outdoor art and craft shows or sales subject to not more than 15 days of operation or exhibition in any 90-day period;

3. Seasonal retail sale of agricultural products raised on the premises, limited to periods of 90 days in a calendar year. A minimum of 10 off-street parking spaces shall be provided;

4. Patriotic, historic, or similar displays or exhibits subject to not more than 30 days in a calendar year;

5. Holiday display sales, that include pumpkins, Thanksgiving-related items, Christmas trees, decorations and other related accessory items, limited to no more than 90 days of operation, commencing October 15th of any given year and ending no later than January 15th of the following year;

6. Trade fairs limited to not more than 15 days of operation or exhibition in any 90-day period;

7. Charitable special events subject to not more than 15 days of operation in any 90-day period;

8. Recreational vehicles for use by guests or visitors of residents of the City are allowed subject to the conditions below. Recreational vehicles shall have the same meaning as defined in Section 13.04.140 of this title, except that boats and boat trailers are excluded:

a. The use shall not be permitted for more than 30 calendar days in any calendar year, and

b. The recreational vehicle must be parked outside the public right-of-way on a paved surface pursuant to Section 13.10.060(B)(1) of this title on property owned or leased by the host and on which there is located a permanent single-family dwelling unit occupied by the host, and

c. The location of the recreational vehicle shall not conflict with Fire Department access requirements, and

d. Water, sewer, and/or gas hook-ups except as otherwise permitted by Section 10.10.275 of this code, are not permitted. The recreational vehicle must be self-contained or water and sanitary facilities must be available within 200 feet of the vehicle, and

e. Temporary electrical service is permitted for the duration of the permit;

9. Pony rides, not more than 15 days in any 90-day period;

10. Additional uses determined to be similar to the foregoing, by the Director.

11. All temporary uses shall implement minimum best management practices as outlined in Chapter 9.02.

Subsection (E) of Section 13.06.070 of the Code shall be amended to read as follows:

13.06.070 Temporary Uses.

...

E. Temporary Uses—Permit Required. An application for a temporary use permit shall be required for the following activities and shall be subject to conditions established by this section and any other additional conditions as may be prescribed by the Director.

1. Circuses, carnivals, rodeos, or similar traveling amusement enterprises subject to the following guidelines and conditions:

a. All such uses shall be limited to not more than 15 days, or more than three weekends, of operation in any 180-day period. To exceed this time limitation shall require the review and approval of a conditional use permit as prescribed in Section 13.06.030;

b. All such activities shall have a minimum setback of 100 feet from any residential area. This may be waived by the Director if in his or her opinion no adverse impacts would result;

c. Adequate provisions for traffic circulation, off-street parking, and pedestrian safety shall be provided to the satisfaction of the Director;

d. Restrooms shall be provided;

e. Security personnel shall be provided;

f. Special, designated parking accommodations for amusement enterprise workers and support vehicles shall be provided;

g. Noise attenuation for generators and carnival rides shall be provided to the satisfaction of the Director;

h. Comply with stormwater pollution prevention policies and best management practices;

i. Implement any other conditions the Director deems necessary to ensure compatibility with the surrounding uses and to preserve the public health, safety and welfare.

2. Model Homes. Model homes may be used as offices solely for the first sale of homes within a recorded tract subject to the following conditions:

a. The sales office may be located in a garage, trailer or dwelling;

b. Approval shall be for a two-year period, at which time the sales office use shall be terminated and the structure restored back to its original condition. Extensions may be granted by the Director in one year increments up to a maximum of four years or until 90% of the development is sold, whichever is less;

c. A cash deposit, letter of credit, or any security determined satisfactory to the City shall be submitted to the City, in an amount to be set by council resolution, to ensure the restoration or removal of the structure;

d. The sales office is to be used only for transactions involving the sale, rent or lease of lots and/or structures within the tract in which the sales office is located, or contiguous tracts;

e. Failure to terminate the sales office and restore the structure or failure to apply for an extension on or before the expiration date will result in forfeiture of the cash deposit, a halt in further construction or inspections activity on the project site, and enforcement action to ensure restoration of the structure;

f. Street improvements and temporary off-street parking at a rate of two spaces per model shall be completed to the satisfaction of the City Engineer and Director prior to commencement of sales activities or the display of model homes;

g. All fences proposed in conjunction with the model homes and sales office shall be located outside the public right-of-way;

h. Flags, pennants, or other on-site advertising shall be regulated pursuant to the sign regulations of the municipal code;

i. Use of signs shall require submission of a sign permit application for review and approval by the Department prior to installation;

j. Each major subdivision proposing a model home complex consisting of two or more models shall provide a four square foot sign in the front yard of one or more of the models indicating that the model provides a water saving landscape and irrigation design pursuant to current City codes. A drawing or drawings shall be displayed in the model, or models, which shows the landscaping design and includes a key identifying the common name of the plants used in the design. It is encouraged that additional literature describing water conserving landscaping and irrigation be made available to prospective buyers or referenced in the interior display.

3. Travel trailers, recreational vehicles, or mobilehomes shall be permitted on active construction sites for use as either temporary living quarters for security personnel, or as a temporary residence of the subject property owner. Recreational vehicle shall have the same meaning as defined in Section 13.04.140 of this title, except that boats and boat trailers are excluded. The following conditions shall apply:

a. The Director may approve the temporary use for the duration of the construction project or for a specified period, but in no event for more than two years. If exceptional circumstances exist, a one-year extension may be granted, provided that the building permit for the first permanent dwelling or structure on the same site has also been extended; and

b. Prior to placement of the travel trailer, mobilehome or recreational vehicle on the site, any required permits from the City building division shall be obtained; and

c. Any travel trailer or recreational vehicle used pursuant to this section, shall have a valid California Vehicle license; and

d. Any mobilehome used pursuant to this section shall meet the requirements of the State Health and Safety Code and show evidence of approval by the State Department of Housing and Community Development; and

e. Any permit issued pursuant to subdivision 3 of this subsection in conjunction with a construction project shall become invalid upon cancellation or completion of the building permit for which this use has been approved, or the expiration of the time for which the approval has been granted. The invalid use is then subject to the permits and regulations stated within Section 13.10.030(E).

4. Temporary outdoor storage is permitted in the industrial zones for industrial uses and storage and wholesale trades as identified in Table 13.14.030A, subsections A and B, subject to the following guidelines and conditions.

a. No temporary storage shall encroach into essential parking or on required handicap spaces. "Essential parking" will be an amount equal to 1.1 times the number of employees on the site. For businesses which operate in shifts or have seasonal changes in the number of employees, the number of employees on the largest shift or the highest number of employees at any time during the previous year shall be used to compute the essential parking. All employment figures must be verifiable to the satisfaction of the Director. For showroom or retail uses, essential parking will also include additional spaces provided at the rate of one space for each 250 square feet of showroom or retail floor area. Fractions of parking spaces shall be rounded up to the next whole parking space;

b. The stored materials shall be limited to those items normally associated with the principal use on the site. The provisions of this section shall not be construed as allowing a use by right which is conditionally permitted or prohibited by Table 13.14.030A subsections A through H, Use Regulations, nor shall it apply to those uses which are legal nonconforming in nature;

c. The permit may be issued for a maximum period of one year. The applicant shall notify the Director of any change to the characteristics of operation or use, tenant or occupancy that occur prior to any permit renewal;

d. Prior to establishment of the temporary outdoor storage the property owner shall record a covenant which discloses the conditions of the temporary use permit to future property owners. The form and content of the covenant is to be approved by the Director prior to recordation. A copy of the recorded document must be submitted to the City prior to establishment of use;

e. No storage may be located in a front or corner side yard frontage area and shall be located in the area on the site which is least visible from the public right-of-way, as determined by the Director;

f. All outdoor storage areas shall be designed to prevent both storm water run on and run off.

g. Fencing must be view obscuring and cannot exceed eight feet in height from grade and would be subject to the following standards:

i. Fences must be constructed of coated chain-link with slats, solid wood fences with panels facing outward, wood with stucco, block, brick or painted metal panels. Design of fencing would be subject to the approval of the Director,

ii. If a fence is located on a property line, or the storage is visible from a common property line, and the adjacent land use is other than residential, the applicant must obtain written approval from the adjoining property owner to erect a chain-link fence. In the absence of an agreement only a solid fence of a type described in subparagraph (i) of this subdivision may be installed facing the adjoining property,

iii. If the adjoining use is residential, a solid decorative block wall will be required on the common property line,

iv. Fencing shall comply with the requirements of the Uniform Building Code;

h. No outdoor storage may exceed the height of the fence;

i. In accordance with Section 13.14.030(G)(1), no work may take place in the outdoor storage area;

j. No permit may be issued to a property for a one-year period if upon application for renewal it is found that within the previous temporary use permit period a notice of violation(s) was issued for a violation(s) of the temporary use permit;

k. Storage may not encroach into required driveways, setbacks or landscaped areas, or impede overall vehicular or pedestrian site circulation. Gates must be rolling unless otherwise approved by the Director and shall be equipped with a Knox-type security device to allow for emergency vehicle access at all times;

l. Upon expiration or termination of the permit, the property owner is required to remove all temporary fencing, unless constructed of solid wood with stucco, decorative block or brick. Any damaged landscaping or site improvements must be repaired or replaced within 30 days of the date of expiration or termination of the temporary use permit.

5. Sea cargo containers may be allowed temporarily on active construction sites, unless otherwise approved by the Director, subject to the following:

a. Sea cargo containers may only be used to temporarily store building materials or merchandise for the duration of the construction project pursuant to an active building permit.

b. Upon expiration, termination, or completion of the building permit and/or temporary use permit, the sea container and screening material must be removed.

6. Mobile storage units or prefabricated structures, trailers, mobilehomes or recreational vehicles for temporary office use are allowed on private property, unless otherwise approved by the Director, subject to the following:

a. The temporary use is allowed for a maximum of 90 days in any calendar year. If exceptional circumstances exist, additional time may be granted by the Director;

b. Adequate parking shall be provided and the structure shall not obstruct any required driveway or be located within a required landscape area;

c. The structure shall not be visually prominent when viewed from the public right-of-way;

d. The structure shall comply with applicable fire and building codes.

7. Additional uses determined to be similar to the foregoing by the Director.

Section 13.08.070 of the Code is amended to read as follows:

13.08.070 Development review criteria.

Development review plans shall be reviewed for compliance with the purposes of the development review procedure as stated in Section 13.08.010, with the following approval criteria:

A. Relationship of Building and Site to Surrounding Area. A development review plan shall be designed and developed in a manner compatible with existing and potential development in the immediate vicinity of the project site. Site planning on the perimeter shall give consideration to protection of the property from adverse surrounding influences, as well as, protection of the surrounding areas from potentially adverse influences within the development by such means as landscaping buffers, screens, site breaks, and use of compatible building colors and materials.

B. Relationship of Building to Site. Building designs shall include variations in rooflines and wall planes, and incorporate windows, doors, projections, recesses, arcades and/or other building details to avoid large wall surfaces.

C. Landscaping. The removal of significant native vegetation shall be minimized and the replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area and shall harmonize with the natural landscaping. Native and drought landscaping and plantings shall be used to the maximum extent practicable and shall screen those features listed in subsections D and E of this section and shall not obstruct significant views, either when installed or when they reach mature growth.

D. Roads, Pedestrian Walkways, Parking, and Storage Areas. Any development involving more than one building, or structure shall provide common access roads and pedestrian walkways. Parking and outside storage areas, where permitted, shall be screened from view, to the extent feasible by existing topography, by the placement of buildings and structures, or by landscaping and plantings. The screening shall be designed in conformance with law enforcement community policing standards, by providing view corridors into the site from adjacent streets and properties to the satisfaction of the Director. Surveillance cameras may also be required if deemed necessary for public safety.

E. Grading. Natural topography and scenic features of the site shall be retained and incorporated into the proposed development. Any grading or earth-moving operations in connection with the proposed development shall be planned and executed so as to blend with the existing terrain both on and adjacent to the site.

F. Signs. The number, size, location and design of all signs shall comply with zoning regulations and shall not detract from the visual setting of the designated area or obstruct significant views.

G. Lighting. Light fixtures for walks, parking areas, driveways, and other facilities shall be provided in sufficient number and at proper locations to provide illumination and clear visibility to all outdoor areas, with minimal shadows or light leaving the property. The lighting shall be stationary, directed away from adjacent properties and shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

H. Additional Criteria for Commercial Developments. Buildings shall be sited and designed in a manner which visually and functionally best enhances their intended use for permitted office, retail or service commercial activities

Section 13.10.040 of the Code is amended to read as follows:

13.10.040 Site Development Criteria.

A. The site development criteria are intended to provide minimum standards for residential development. This section shall not be construed to supersede more restrictive site development standards contained in the conditions, covenants and restrictions of any property or dwelling unit. However, in no cases shall private deed restrictions permit a lesser standard in the case of a minimum standard of this section or permit a greater standard in the case of a maximum standard of this section.

Table 13.10.040A
Basic Development Standards—Residential

	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
1. Minimum Net Lot Area (in square feet)	Avg. 40,000 Min. 30,000	Avg. 20,000 Min. 15,000	Avg. 10,000 Min. 8,000	6,000	none	none	none	none
2. Density Ranges (in du/gross acre)	0-1	1-2	2-4	2-5	7-14	14-22	22-30	30
3. Minimum Lot Dimensions (width/depth) (feet)	150 ¹ /150	100 ¹ /100	80 ¹ /100	60/90	none	none	none	none
4. Minimum Flag Lot Frontage	20 feet	20 feet	20 feet	20 feet	36 feet	36 feet	36 feet	36 feet
5. Maximum Lot Coverage	25%	30%	35%	40%	55%	60%	70%	75%
6. Minimum Setbacks (in feet)								
Front ^{5, 6}	30	20	20	20	20	10	10	10
Exterior side yard	15	15	15	10	10	10	10	10
Interior side yard	10	10	8	5	10	10	10	10 or 15 ²
Rear	25	20	20	15	10	10	10	10 or 15 ²
7. Maximum Height (in feet)	35 (two stories)	35 (two stories)	35 (two stories)	35 (two stories)	35 (three stories)	45 (four stories)	55 (five stories)	55 (five stories)
8. Private Open Space (in sq. ft. per unit)	—	—	—	—	100	100	60	60
9. Common Open Space (sq. ft. per unit) ^{3, 4}	—	—	—	—	150	150	100	100

Notes:

¹For lots located on cul-de-sacs and 90-degree radius turn streets (knuckles), the minimum lot frontage shall be 60% of the above minimum lot width, measured at the front property line. All lots on cul-de-sacs and knuckles must meet the minimum lot width for the zoning district, as identified in the table above, at a distance from the property line equal to 50% of the minimum lot depth.

²15 feet when abutting a Single-family Residential Zone and buildings exceed 35 feet (two stories).

³ A minimum of 50% of the required common open space must be consolidated in one area with a minimum dimension (width and length) of 20 feet; however, a minimum of 500 sq. ft. of common open space in one area with a minimum dimension (width and length) of 20 feet must be provided. Refer to Section 13.10.040(F) for recreational amenities.

⁴ Refer to Section 13.30.020(K) for senior housing usable open space.

⁵ Refer to Section 13.10.040(D) for front setbacks along mobility element streets.

⁶ Refer to Section 13.10.050 for variable front yard provisions.

B. Ultimate Density. The ultimate density allowed in any residential district shall be determined through the review process and public hearing process as described in this code. The Director or the Planning Commission shall have the authority to reasonably condition any residential development to ensure proper transition and compatibility to adjacent residential developments, existing or proposed.

C. Basic Development Standards. Table 13.10.040A sets forth minimum development standards for residential development projects.

D. Front Setbacks Along Mobility Element Streets. It is the intent of this section to create streetscape standards for building and parking setbacks that help to identify the function of streets and to improve the scenic quality and compatibility of residential development within the community. The following table, Table 13.10.040B sets forth the minimum setbacks based upon the street classification in the mobility element of the General Plan. These setbacks shall be required for all new residential development projects located on major arterials, prime arterials or collector streets, which entail new construction on undeveloped property. Building additions subsequently done by property owners in single-family residential districts will be allowed to standard setbacks.

Table 13.10.040B
Front Setbacks¹ Along Mobility Element Streets

Feature	Building	Parking
1. Detached SFR		
a. Major/Prime Arterials	35 ft.	10 ² ft.
b. Collector Street	25 ft.	10 ² ft.
2. Attached SFR and MFR		
a. Major/Prime Arterials	25 ft.	10 ft.
b. Collector Street	20 ft.	10 ft.

Notes:

¹Setbacks contained in Table 13.10.040B shall be measured from the ultimate right-of-way location.

² For parking other than that provided by private driveways.

E. Planned Residential Developments. Planned Residential Developments are created by approval of a tentative map or tentative parcel map and are subject to all development requirements of the applicable zone, except as modified in Table 13.10.040E.

Table 13.10.040E
Development Standards for Residential Lots Within a Planned Residential Development

	R-7	R-14
1. Minimum Net Lot Area (in square feet)	none	none
2. Minimum Lot Dimensions ² (width/depth) (feet)	none	none
3. Maximum Lot Coverage	55%	60%
4. Minimum Setbacks (in feet)		
Front ¹	10	10
Exterior side yard	5	5
Interior side yard	5	5
Rear	10	10

Notes:

¹Flag lots are prohibited within a planned residential development.

²For new PRDs, a minimum 10-foot setback shall apply along the property line between adjacent development.

F. Recreation Area/Facility. For all development within the R-7, R-14, R-22 and R-30 districts, the developer shall provide recreational amenities in conjunction with common open space, such as, but not limited to, swimming pools and spas, and court facilities (e.g., tennis, basketball, volleyball). In addition, enclosed tot lot facilities with play equipment, and large open lawn areas are required. All recreation areas or facilities required by this section shall be maintained by private homeowners' associations or private assessment districts.

G. Building Separation. Main buildings must maintain a minimum separation of 10 feet from each other. Accessory Dwelling Units must maintain a minimum separation of six feet from main buildings. Accessory structures must maintain a minimum separation of five feet from all structures.

H. Storage Space. In the R-7, R-14, and R-22 districts, a minimum of 150 cubic feet of lockable enclosed storage per unit shall be provided in an easily accessible location for all residents (garages, carports, private patios). Storage area shall be in addition to any minimum size requirements for garages, carports, private patios or other areas. Substitutions meeting the intent of this requirement may be approved. In the R-30 district, development projects shall provide a minimum of 200 cubic feet of lockable enclosed storage space for residents which may be located in common areas.

I. Trash Enclosures and Trash Bins. Trash enclosures or individual trash bins must be provided for all developments.

1. When trash enclosures are provided, a minimum of two must be provided on-site when dumpsters and commercial waste disposal are to be provided for the development. Additional trash enclosures shall be provided as needed to meet the requirements of Chapter 9.06 and Chapter 13.36 of the City of Santee Municipal Code. The enclosures shall be designed to the satisfaction of the Director and shall include:

a. A minimum six-foot high solid decorative masonry wall with a solid roof and solid metal gate painted to match the on-site buildings. The enclosures shall prevent rainfall from entering the enclosure and prevent wind dispersal as well as offsite transport of trash and recycling.

b. All dumpsters shall have an attached waterproof cover that shall be kept closed at all times.

c. All gaps between walls and roof of the enclosure must be screened with a 5 mm gauge.

d. The trash enclosures shall be properly sized to include all containers for trash, recyclable organic waste, and renderings and shall be easily accessible, shall not be located within any required setback or landscape area and shall not block any required parking area or driveway.

e. Anti-graffiti surfaces shall be provided pursuant to Section 7.16.120 of this code.

2. When individual trash bins are provided, an additional 10 square feet of storage area shall be provided in addition to the required garage space for each unit. Curbside trash collection for individual units is an acceptable alternative when access to receptacles is adequate, subject to the satisfaction of the Director.

3. All developments must also comply with the current stormwater requirements in Section 9.06.250 (C)(1) and Section 9.06.220 (B)(2).

J. Energy Conservation. This section sets forth requirements for energy conservation features.

1. All appliances and fixtures shall be energy conserving (e.g., reduced consumption showerheads, water conserving toilets, etc.). The requirements for the energy efficiency of buildings are set forth in the current California Energy Code for Climate Zone 10 in which the City is located.

2. All new residential units, including accessory dwelling units, shall meet or exceed California Green Building Standards Tier 2 Voluntary Measures.

K. Photovoltaic Solar. This section sets forth provisions for solar access and systems. The provisions of this section shall apply to all residential districts.

1. Photovoltaic Access

a. All new residential development projects, except condominium conversions, shall provide for future passive or natural heating or cooling opportunities.

(i) Consideration shall be given to lot size and configuration, orientation of a structure in an east-west alignment for southern exposure, lot size and configuration permitting orientation of a structure to take advantage of shade or prevailing breezes, topography, and other design and improvement requirements or constraints.

(ii) Consideration shall be given to provide the long axis of the majority of individual lots within 22.5 degrees east or west of true south for adequate exposure for solar energy systems.

b. The location of a roof mounted solar collector is required to comply with building and fire regulations. A ground mounted solar collector is required to comply with the height and setback requirements in this section.

c. All dwelling units within subdivisions shall have a minimum of 100 square feet of solar access for each dwelling unit.

2. Photovoltaic (PV) System. PV systems shall utilize high-efficiency equipment and fixtures consistent with the current Green Building Code and California Code of Regulations, Title 24 energy conservation standards.

a. A new single-family home and a detached accessory dwelling unit shall include at least a 2 kilowatt (kW) PV system.

b. Multi-family residential units shall each include at least a 1kW PV system.

c. A solar feasibility study, prepared by a qualified solar consultant shall be submitted to the Department of Development Services if the installation is infeasible due to poor solar resources.

L. Equipment Screening. Any equipment, whether on the roof, side of building, or ground, shall be screened. The method of screening shall be architecturally integrated in terms of material, color, shape and size. The screening design shall blend with the building design. Where individual equipment is provided, a continuous screen is desirable.

M. Additional Criteria for Multiple-Family Residential Developments.

1. Site Buildings to Avoid Crowding. Where multiple buildings are proposed, the minimum building separation shall be 10 feet in accordance with Section 13.10.040(G).

2. Site and Design Buildings to Avoid Repetitions of Building or Roof Lines. This may be achieved through: variation in building setback; wall plane offsets; use of different colors and materials on exterior elevations for visual relief; and architectural projections above maximum permitted height in accordance with Section 13.10.050(C).

3. In the Urban Residential (R-30) zone, for each five-foot increase in building height over 45 feet, the wall plane shall be stepped back an additional five feet.

4. Where adjacent to a single-family residential zone, design buildings to ensure a transition in scale, form, and height with adjacent residential properties. Setbacks are required in accordance with Table 13.10.040A. Designs may incorporate elements such as building massing and orientation, location of windows, building story stepbacks, building materials, deep roof overhangs, and other architectural features that serve to further transition the scale.

5. Projects shall be designed so that assigned parking spaces are located as close as practicable to the dwelling units they serve. Refer to Section 13.24.030(B) for additional parking standards.

6. The visual impact of surface parking areas adjacent to public streets shall be minimized through the use of mounded or dense landscape strips or low decorative masonry or stucco walls no more than three and one-half feet in height. Parking areas shall be treated with

decorative surface elements to identify pedestrian paths, nodes and driveways.

7. In accordance with the “Crime Prevention through Environmental Design” program, site and building design shall incorporate at a minimum, the following additional elements:

a. Access control by defining entrances to the site, buildings and parking areas with landscaping, architectural design, lighting, and symbolic gateways; dead-end spaces shall be blocked with fences or gates or otherwise prohibited.

b. Natural surveillance by designing buildings and parking structures so that exterior entrances/exits are visible from the street or by neighbors, and are well lit; windows shall be installed on all building elevations; recreation areas, elevators and stairwells shall be clearly visible from as many of the units’ windows and doors as possible; playgrounds shall be clearly visible from units and not located next to parking lots or streets.

c. Territorial reinforcement by defining property lines with landscaping and decorative fencing; individually locking mailboxes shall be located next to the appropriate units and common mailbox facilities shall be well lit. All buildings shall be clearly addressed and visible from the adjoining street(s).

d. Architecturally designed wayfinding signs shall be installed on the premises.

e. Maintenance of the site and common areas by regular pruning of trees and shrubs back from windows, doors and walkways; exterior lighting shall be used and maintained and inappropriate outdoor storage shall be prohibited.

Section 13.10.050 of the Code is amended to read as follows:

13.10.050 Special Development Criteria

The special development criteria set forth in this section are intended to provide minimum standards for residential development.

A. Attached and Detached Residential Accessory Structures.

1. Attached and detached residential accessory structures which require a building permit (including, but not limited to, unenclosed patio covers, cabanas, garages, carports, and storage buildings) may

encroach in a required interior side yard or rear yard, except as required in Table 13.10.040A, subject to the following limitations:

a. Height. The maximum height for accessory structures is 16 feet (one story).

b. Rear Yard Setback. Attached and detached residential accessory structures or additions may be located four feet from the rear property line, excluding eave overhang.

c. Side Yard Setback. Attached or detached residential accessory structures may be located four feet from the side interior property line, excluding eave overhang. Attached and detached residential accessory structures may not encroach into required exterior side yard setbacks.

d. Front Yard and Corner Side Yard. No detached residential accessory structure shall be placed in front of the main structure.

e. Size. The maximum allowable gross floor area for all detached residential accessory structures in conjunction with an existing single-family residence shall not exceed 50% of the living area of the primary residence. A 400-square-foot detached garage is permitted in all cases if a garage does not currently exist on site.

f. Additional Standards for Accessory Structures.

1. The following items may be allowed in an accessory structure, such as a garage, workshop, cabana, or similar structure, with recording of a City-approved deed restriction:

i. Wetbar/kitchen.

ii. Wash basin (sink and drain).

iii. Bathroom.

~~2. Metal finish buildings over 120 square feet are prohibited.~~

~~3.~~ 2. Sea cargo containers are prohibited.

B. Projections into Yards.

1. Eaves, roof projections, awnings, and similar architectural features may project into required yards a maximum distance of two feet,

provided such appendages are supported only at, or behind, the building setback line.

2. Fireplace chimneys, bay windows, balconies, fire escapes, exterior stairs and landings and similar architectural features and equipment for pools and air conditioning may project into required yards a maximum distance of two feet, provided such features shall be at least three feet from a property line. Equipment must be screened with materials and colors that blend with the building design.

3. Uncovered decks, platforms, uncovered porches, and landing places which do not extend above the first floor level of the main building and are not at any point more than 32 inches above grade, may project into any front or corner side yard a maximum distance of 10 feet, and project into any rear or interior side yard up to the property line. Where not extending above the first floor level but where greater than 32 inches above grade, must be at least five feet from all side property lines and 10 feet from the rear and front property lines.

4. Projections Over a Slope. If a structure is constructed such that it projects over a slope, and the structure is visible from a public street, the underside of the structure shall either be enclosed or landscaping shall be provided to screen the structure from public view to the satisfaction of the Director.

5. Two-story additions may encroach a maximum of five feet into the required rear yard setback if the Director determines that the encroachment is necessary for a continuation and extension of the architectural design, style, and function of the structure.

C. Projections Above Height Limits. Except as provided for in Chapter 13.34, flues, chimneys, antennas, elevators, other mechanical equipment, utility, and mechanical features may exceed the height limit of the base district in Table 13.10.040A by no more than 15 feet, provided such feature shall not be used for habitable space and appropriate screening is provided as determined by the Director. Architectural appurtenances to churches and other religious institutions involving a steeple, or cross combination thereof, and clock towers, may exceed the maximum height of the base district if it is determined through the development review permit or conditional use permit process that architectural compatibility and appropriate building scale are achieved and maintained.

D. Variable Front Yard Provisions. Front setbacks required by the base district may be averaged on the interior lots within a new single-family detached or detached condominium subdivision. Additions to single-family homes in established residential subdivisions shall be

allowed to build to the pre-established front yard setback of the subdivision without the need for a variance.

E. Fences, Walls and Hedges. The following provisions regarding fences, walls and hedges shall apply to all residential districts.

1. Fences, walls, hedges, or similar view obstructing structures or plant growth that reduce visibility and the safe ingress and egress of vehicles or pedestrians shall not exceed a height of three and one-half feet in the front yard. A combination of solid and open fences (e.g., wrought iron, chain link, Plexiglas) not exceeding six feet in height may be located in a required front yard or visibility clearance area, provided such fences are constructed with at least 90% of the top two and one-half feet of their vertical surface open, and non-view-obscuring.

2. Fences or walls, not exceeding six feet in height, may be located in a required exterior side yard, rear, or interior side yard. Walls required by the City for noise mitigation may be up to eight feet in height and may be located within the exterior side yard setback or rear setback adjacent to a street. The noise wall shall be designed such that it does not reduce visibility and the safe ingress and egress of vehicles or pedestrians.

3. A visibility clearance area shall be required on corner lots in which nothing shall be erected, placed, planted or allowed to grow exceeding three and one-half feet in height. Such area shall consist of a triangular area bounded by the street right-of-way lines of such corner lots and a line joining points along said street lines 20 feet from the point of intersection.

4. Outdoor recreation court fences not exceeding 12 feet in height shall be located five feet from any rear or side property lines, except when adjacent to outdoor recreation courts on adjacent properties.

5. Barbed wire, concertina wire, or similar security devices are not allowed in residential zones.

6. Walls constructed next to a Mobility Element Street shall be constructed with decorative materials to the satisfaction of the Director. Anti-graffiti surfaces shall be provided pursuant to Chapter 7.16.

F. Swimming Pools, Spas and Recreational Courts.

1. Swimming pools, spas, tennis courts, basketball courts, or similar paved outdoor recreational courts, shall not be located in any required front yard, and shall be located no closer than three feet from any rear, side or corner side property line.

2. Outdoor lighting poles and fixtures are permitted not to exceed 12 feet in height. Any such lighting shall be designed to project light downward and shall not create glare on adjacent properties.

G. Mobile Home Parks. For mobile home park development provisions, refer to Chapter 13.22.

H. Use of Required Yards.

1. Street Yards. Except as otherwise permitted, a street yard shall be used only for landscaping, pedestrian walkways, driveways, or off-street parking.

2. Rear and Interior Side Yards. Except as otherwise permitted, these yards shall be used only for landscaping, pedestrian walkways, driveways, off-street parking or loading, recreational activities or similar accessory activities.

I. Lights. All public parking areas shall be adequately lighted. All lighting shall be designed and adjusted to reflect light away from any road or street, and away from any adjoining premises. All lights and illuminated signs shall be shielded or directed so as to not cause glare on adjacent properties or to motorists.

Section 13.10.060 of the Code is amended to read as follows:

13.10.060 General Provisions.

A. Property Maintenance. All buildings, structures, yards and other improvements shall be maintained in a manner which does not detract from the appearance of the immediate neighborhood. The following conditions are prohibited:

1. Dilapidated or deteriorating structures, including, but not limited to, fences, roofs, doors, walls, and windows.

2. Accumulation of scrap lumber, junk, trash, debris, or inoperative vehicles is prohibited.

3. Parking of vehicles on an unpaved surface.

4. Swimming pools that are not properly treated with chemicals as well as pools, with or without water, that are not properly fenced to prohibit access, thereby creating a threat to the public health and safety.

B. Vehicle and Equipment Repair and Storage. The following provisions shall apply to any vehicle, motor vehicle, camper, camper

trailer, trailer, unmounted camper, trailer coach, motorcycle, boat or similar conveyance in all residential districts, and to all sites in any other district used for residential occupancy:

1. Off-street parking, driveways, and storage of the above conveyances shall be conducted on an approved surface only, including concrete, concrete pavers, asphalt, and gravel. The entire area beneath the conveyance must be covered with an approved surface. Such conveyances shall be prohibited to be parked or stored on unpaved surfaces, such as lawns or dirt surface, subject to the following:

a. Paved areas shall not exceed 50% of the required front yard area including all areas used for parking of vehicles and the area providing access to such parking areas. This section shall not prohibit the paving of a standard width driveway (20 feet) to a required off-street parking area on a cul-de-sac lot, or other similar narrow lot as determined by the Director.

b. Approval of more than 50% pavement coverage with the exception of a cul-de-sac lot or other similar narrow lot described above is subject to a minor exception permit pursuant to Section 13.06.050 of this title.

2. ~~Minor repair of automobiles or other vehicles shall only be conducted within a garage or accessory building and be limited to incidental work on personal vehicles legal owned by the resident.~~ ~~Assembling~~ servicing, repairing, assembling, disassembling, wrecking, modifying, restoring, or otherwise working on any of the above conveyances shall be prohibited, unless conducted within a garage or accessory building.

3. Storing, placing or parking any of the above conveyances, or any part thereof, which is disabled, unlicensed, unregistered, inoperative, or from which an essential or legally required operating part is removed, shall be prohibited unless conducted within a garage or accessory building.

4. Notwithstanding the provisions of subdivisions 1 and 2 above, emergency or minor repairs and short-term or temporary parking of any of the above conveyances, when owned by a person residing on the lot, may be conducted for an aggregate period of up to 24 hours in any continuous period of 48 hours exclusive of the screening requirements.

5. For the purpose of this section, references to types of conveyances shall have the same meaning as defined in the Vehicle Code of the State of California, where such definitions are available.

~~C. On lots with a side yard of less than 10 feet, with no access to the rear yard, and with no other on-site parking areas located outside of the front or side yard, one of the following vehicles may be parked outdoors in the required front, side, or street side yard subject to the requirements contained in this section: recreational vehicles, travel trailers, trailers, boats, all-terrain vehicles, motorcycles, and similar equipment.~~

~~1. Vehicles and equipment shall be maintained in an operable condition. An operable, self-propelled vehicle may be parked in the same manner as any other operable vehicle.~~

~~2. Parked vehicles and equipment shall be placed perpendicular to the front property line when the item is located within the required front yard.~~

DC. Unless otherwise specified within this code or by conditional use permit, all activities, work and storage of materials within residential districts shall entirely be within an enclosed building.

Table 13.12.030A of Section 13.12.030 of the Code is amended to read as follows:

13.12.030 Commercial and office use regulations.

Uses listed in Table 13.12.030A shall be allowable in one or more of the commercial districts as indicated in the columns beneath each district heading. Where indicated with the letter "P," the use shall be a permitted use in that district. Where indicated with the letter "C," the use shall be a conditional use subject to a conditional use permit in that district. Where indicated with the letters "MC," the use shall be a conditional use subject to a minor conditional use permit in that district. Where indicated with a dash "—," or if the use is not specifically listed in Table 13.12.030A and is not subject to the use determination procedures contained in Section 13.04.040, the use shall not be permitted in that district. This section shall not be construed to supersede more restrictive use regulations contained in the conditions, covenants, and restrictions of any property. However, in no case shall uses be permitted beyond those allowable in this section. In the event a given use cannot be categorized in one of the districts by the Director, the use determination procedure outlined in Section 13.04.040 shall be followed.

**Table 13.12.030A
Use Regulations for Commercial/Office Districts**

Use	OP	NC	GC
A. Offices and Related Uses			
1. Administrative and executive offices	P	P	P
2. Bail bonds office	P	—	P
3. Clerical and professional offices	P	P	P
4. Financial services and institutions	P	P	P
5. Medical, dental and related health administrative and professional offices services (nonanimal related) including laboratories and clinics; only the sale of articles clearly incidental to the services provided shall be permitted	P	P	P
6. Accessory commercial uses when incidental to an office building or complex (blueprinting, stationery, quick copy, etc.)	P	P	P
B. General Commercial Uses			
1. Antique shops	—	P	P
2. Animal care facility, small animal only (animal hospital, veterinarian, commercial kennel, grooming)			
a. Excluding exterior kennel, pens or runs	—	P	P
b. Including exterior kennel, pens or runs	—	—	C
3. Apparel stores	—	P	P
4. Art, music and photographic studios and/or supply stores	P	P	P
5. Dance, gymnastics, martial arts, or fitness / sports school or studio	—	P	P
6. Appliance repair and incidental sales including, but not limited to small household appliances, computers and vending machines, and provided all work activities and storage occurs entirely within an enclosed building	—	P	P
7. Arcades, more than amusement devices (see special requirements per Section 13.12.030(F); also subject to the provisions contained in Title 4 of this code)	—	MC	MC
8. Athletic and health clubs	P	P	P
9. Auction house (conducted completely within an enclosed building and subject to the provisions contained in Title 4 of this code)	—	—	P
10. Automotive services including automobiles, trucks, motorcycles, boats, trailers, mopeds, recreational vehicles or other similar vehicles as determined by the Director			
a. Sales	—	—	C
b. Rentals			
i. With on-site vehicle storage	—	MC	MC

ii. No on-site vehicle storage	P	P	P
c. Repairs including painting, body work and services	—	—	P
d. Washing (coin and automatic)	—	MC	P
e. Service or gasoline dispensing stations including mini-marts, accessory car washes, and minor repair services accessory to the gasoline sales	—	C	C
f. Parts and supplies excluding auto recycling or wrecking	—	P	P
11. Bakeries	—	P	P
12. Barber and beauty shops and/or supplies	P	P	P
13. Bicycle sales and shops (nonmotorized)	—	P	P
14. Blueprint and photocopy services	P	P	P
15. Book, gift and stationery stores (other than adult related material)	P	P	P
16. Candy stores and confectioneries	—	P	P
17. Catering establishments (excluding mobile catering trucks)	—	—	P
18. Cleaning and pressing establishments, retail	P	P	P
19. Cemeteries	—	—	—
20. Commercial recreation facilities			
a. Indoor uses including, but not limited to, bowling lanes, theaters, and billiard parlors	—	—	P
b. Outdoor uses, including, but not limited to, golf, tennis, basketball, baseball, trampolines, and drive-in theaters	—	—	C
21. Contractor (all storage of material, equipment within an enclosed building)	—	—	P
22. Dairy products stores	—	P	P
23. Department stores	—	P	P
24. Drive-in business (excluding theaters and fast food restaurants)	—	P	P
25. Drug stores and pharmacies	P	P	P
26. Equipment sales/rental yards (light equipment only)	—	—	MC
27. Farmer's market (See Section 13.12.030(G)(4))	—	MC	MC
28. Feed and tack stores (all supplies and materials within an enclosed building)	—	—	P
29. Florist shops	P	P	P
30. Food and beverage sales or service			
a. Cocktail lounge, bar or tavern			
i. Not accessory to a restaurant and with or without entertainment, other than adult related	C	C	C
ii. Accessory to a restaurant, coffee shop and with or without entertainment, other than adult related	P	P	P

b. Nightclubs or dance halls, not including adult related entertainment	—	C	C
c. Snack bars, delicatessens, or refreshment stands, take-out only, and accessory to an office use	P	P	P
d. Fast food restaurants with drive-in or drive-through service	—	C	C
e. Restaurants or coffee shops, other than fast food with or without alcoholic beverages and without entertainment	P	P	P
f. Supermarkets (including the sale of alcoholic beverages)	—	P	P
g. Convenience markets	—	P	P
h. Liquor stores	—	C	C
i. Clubs and lodges with alcoholic beverage service	—	C	C
31. Furniture stores, repair and upholstery	—	P	P
32. General retail stores	—	P	P
33. Hardware stores	—	P	P
34. Home improvement centers			
a. Material stored and sold within enclosed buildings	—	P	P
b. Outdoor storage of material such as lumber and building materials	—	—	MC
35. Hotels and motels	C	—	C
36. Interior decorating service	P	P	P
37. Janitorial services and supplies	—	P	P
38. Jewelry stores	—	P	P
39. Kiosks for general retail and food sales, key shops, film drops, automatic teller machines, etc. in parking lots	MC	MC	MC
40. Laundromat and dry cleaning services	—	P	P
41. Locksmith shop	—	P	P
42. Mining	C	C	C
43. Mobile home sales	—	—	C
44. Mortuaries, excluding crematoriums	—	—	P
45. Newspaper and magazine stores	P	P	P
46. Nightclub, teenage	—	—	C
47. Nurseries (excluding horticultural nurseries) and garden supply stores; provided all equipment, supplies and material are kept within an enclosed building	—	P	P
a. with outdoor storage and supplies	—	MC	MC
48. Office and business machine stores and sales	P	P	P
49. Parking facilities (commercial) where fees are charged	P	—	P
50. Pawnshop	—	—	P

51. Parcel delivery service (excluding on-side truck storage and truck terminals)	—	—	P
52. Political or philanthropic headquarters	P	P	P
53. Pet shop ¹	—	P	P
54. Plumbing shop and supplies (all materials stored within an enclosed building)	—	P	P
55. Printing and publishing	P	—	P
56. School, business or trade (all activities occurring within an enclosed building)	P	P	P
57. School, commercial (all activities occurring within an enclosed building)	—	P	P
58. Second hand store or thrift shop	—	P	P
59. Shoe stores, sales and repair	—	P	P
60. Shopping center subject to provisions in Section 13.12.030(F)	—	C	C
61. Small collection facility	P	P	P
62. Spiritualist readings or astrology forecasting	—	—	P
63. Sporting goods stores	—	P	P
64. Stamp and coin shops	—	P	P
65. Swimming pool or spa sales and/or supplies	—	P	P
66. Tailor or seamstress	P	P	P
67. Tanning salon, massage, and other body conditioning services	—	P	P
68. Tattoo parlor or body piercing salon	—	—	—
69. Taxidermist	—	—	P
70. Television, radio sales and service	—	P	P
71. Tire sales and installation, not including retreading and recapping	—	—	P
72. Toy stores	—	P	P
73. Travel agencies	P	P	P
74. Transportation facilities (train, bus, taxi depots)	C	C	C
75. Variety stores	—	P	P
C. Public and Semi-Public Uses			
1. Ambulance service	C	C	C
2. Art galleries and museums, public or private	P	P	P
3. Biological habitat preserves (unless otherwise approved by another entitlement)	P	P	P
4. Churches, convents, monasteries and other religious institutions	C	C	C
5. Clubs and lodges, including YMCA, YWCA and similar group uses without alcoholic beverage sales (clubs and lodges serving or selling alcoholic beverages shall come under the provisions of subsection (B)(30) of this table)	MC	MC	MC
6. Convalescent facilities and hospitals	C	—	C

7. Day care center facilities	C	C	C
8. Detention facility	—	—	—
9. Educational facilities, excluding business or trade schools and commercial schools	C	C	C
10. Library	P	P	P
11. Parks and recreation facilities, public or private (excluding commercial recreation facilities)	C	C	C
12. Post office	P	P	P
13. Public buildings and facilities	C	C	C
14. Radio or television broadcast studio	—	—	C
D. Accessory Uses			
1. Auxiliary structures and accessory uses customarily incidental to a permitted use and contained on the same site	P	P	P
2. Caretaker's living quarters only when incidental to and on the same site as a permitted or conditionally permitted use	P	P	P
3. Amusement devices, per Section 13.12.030(F)	—	P	P
E. Temporary Uses			
1. Temporary uses subject to the provisions contained in Section 13.06.070	P	P	P

Note:

¹Subject to pet sourcing requirements of the State of California.

Section 13.12.040 of the Code is amended to read as follows:

13.12.040 Site Development Criteria.

The site development criteria set forth in this section are intended to provide minimum standards for the development and use of land within the commercial/office districts. These site development criteria should be used in conjunction with the design guidelines which are set forth in Section 13.08.070. Use of the design guidelines in conjunction with these criteria will assist the designer in determining the best design for any given development project.

A. Site Dimensions and Height Limitations. Table 13.12.040A sets forth the minimum lot dimensions and height limitations. The creation of new lots within these zones shall conform to these minimum dimensions, except in the case of condominium lots or lots within a shopping center, in which case, no minimums are established. This exception is only applicable when the sites in question are being developed as one integrated development and appropriate measures are taken to insure reciprocal access, parking and maintenance.

B. Setbacks. Table 13.12.040B sets forth the minimum setbacks for buildings and parking facilities, as well as the amount of the setbacks to be landscaped. These provisions apply equally to each of the three commercial districts.

**Table 13.12.040A
Site Dimensions and Height Limitations**

Feature	OP	Standard NC	GC
1. Minimum lot width ¹	70 feet	300 feet	150 feet
2. Height limitations			
a. Structure within 50 feet of a residential district	25 feet	25 feet	25 feet
b. Other locations	40 feet ²	40 feet ²	40 feet ²

Notes:

¹Parcels created within shopping centers are exempt from these standards, as long as a conceptual development plan for the entire center has been developed and appropriate easements for reciprocal access, parking and maintenance is provided.

²Proposals for development exceeding this height shall require the approval of a conditional use permit.

New Subsection (C) is added to Section 13.12.040 of the Code to read as follows:

13.12.040 Site Development Criteria.

...

C. Energy Conservation. All new commercial buildings shall meet or exceed California Green Building Standards Tier 2 Voluntary Measures and shall utilize high-efficiency equipment and fixtures consistent with California Code of Regulations, Title 24 (“Title 24”) energy standards.

1. Cool Roofs. New commercial buildings shall be installed with cool roofs and designed as required by Title 24.

2. Photovoltaic Solar System. New commercial buildings shall be installed with at least 1.5 watt (W) photovoltaic system per square foot of building area.

Table 13.14.030A in Section 13.14.030 of the Code is amended to read as follows:

13.14.030 Industrial use regulations.

Uses listed in Table 13.14.030A shall be allowable in one or more of the industrial districts as indicated in the columns beneath each industrial district. Where indicated with the letter “P,” the use shall be a permitted

use in that district. Where indicated with the letter “C,” the use shall be a conditional use subject to the conditional use permit process in that district. Where indicated with the letters “MC,” the use shall be a conditional use subject to a minor conditional use permit in that district. Where indicated with a dash “—,” or if the use is not specifically listed in Table 13.14.030A and is not subject to the use determination procedure contained in Section 13.04.040, the use shall not be permitted in that district. This section shall not be construed to supersede more restrictive use regulations contained in the conditions, covenants, and restrictions of any property. However, in no case shall uses be permitted beyond those allowable in this section. In the event a given use cannot be categorized in one of the districts by the Director, the use determination procedure outlined in Section 13.04.040 shall be followed.

**Table 13.14.030A
Use Regulations for Industrial Districts**

Uses	IL	IG
A. Industrial Uses		
1. Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared typical materials such as, but not limited to, canvas, cellophane, cloth, cork, felt, fiber, fur, glass, leather, paper (no milling), precious or semiprecious stones, metals, plaster, plastic, shells, textiles, tobacco, wood and yarns; novelty items (not including firework or other explosive type items), electrical appliances, motors and devices; radio, television, phonograph and computers; electronic precision instruments; medical and dental instruments; timing and measuring instruments; audio machinery; visual machinery; cosmetics, drugs, perfumes, toiletries and soap (not including refining or rendering of fats or oils)	P	P
2. Bottling plants	P	P
3. Building materials manufacturing, subject to the provisions	—	P
4. Cement products manufacturing	—	P
5. Fruit or vegetable packing houses	C	P
6. Fruit or vegetable products manufacturing, including frozen foods	C	P
7. Furniture upholstery	P	P
8. Hazardous waste treatment facility	—	C
9. Laboratories (chemical, dental, electrical, optical, mechanical and medical)	P	P
10. Mining	C	C
11. Rubber and metal stamp manufacturing	P	P
B. Storage Trades		
1. Contractors yards, subject to the provisions of Section 13.14.030(G)	—	MC
2. Contractor (all storage of material, equipment within an enclosed building)	P	P
3. Equipment sales/rental yards	P	P
4. Fleet storage	MC	MC

Uses	IL	IG
5. General warehousing/wholesale and distribution	P	P
6. Mini storage, public storage	C	C
7. Trailer, truck or bus terminal	—	C
8. Vehicle storage yard	—	MC
9. Recreational vehicle storage facility	MC	MC
C. Services		
1. Administrative, executive, real estate, and/or research offices	P	P
2. Animal care facility		
a. Completely within an enclosed building	P	P
b. With exterior kennels, pens or runs	C	C
3. Appliance repair and incidental sales (including, but not limited to, small household appliances, computers and vending machines, and provided all work activities and storage occurs entirely within an enclosed building)	P	—
4. Athletic or health clubs, indoor	MC	—
5. Auction house (conducted completely within an enclosed building and subject to the provisions contained in Title 4 of this code)	P	P
6. Automotive services, including automobiles, trucks, motorcycles, boats, mopeds, recreational vehicles, or other small vehicles as determined by the Director. All vehicles shall be stored on-site and shall not occupy any required parking space, access aisle or landscape area		
a. Sales	C	MC
b. Rentals	C	MC
c. Repairs (major engine work, muffler shops, painting, body work and upholstery) completely	P	P
d. Washing (coin and automatic)	P	P
e. Service or gasoline dispensing stations including mini-marts with or without alcoholic beverage sales, accessory car washes, and/or minor repair services as accessory to the gasoline sales	C	C
7. Barber or beauty shops	P	—
8. Blueprinting and photocopying	P	P
9. Catering establishments (excluding mobile catering trucks. See Fleet Storage)	P	—
10. Collection facility, large		
a. Indoor	P	P
b. Outdoor	C	C
11. Collection facility, small	P	P
12. Dance, gymnastics, martial arts, or fitness / sports school or studio - indoor	P	P
13. Distributors showrooms	P	P
14. Food and beverage sales or service		
a. Cocktail lounge, bar or tavern		
i. Not within a restaurant and with or without entertainment, other than adult related	C	—

Uses	IL	IG
ii. Accessory to a restaurant or a coffee shop, and without entertainment	P	—
b. Nightclubs or dance halls, not including adult related entertainment	C	—
c. Snack bars, delicatessens, or refreshment stands, accessory to a business complex	P	P
d. Fast food restaurants with drive-in or drive-through service	—	—
e. Restaurants or coffee shops, other than fast food		
i. With entertainment or dancing, other than adult related, and/or serving of alcoholic beverages	P	—
ii. Without entertainment or dancing and with or without alcoholic beverage sales	P	—
f. Clubs and lodges serving alcoholic beverages	C	—
15. Helipad without maintenance facilities	—	C
16. Home improvement centers		
a. Material stored and sold within enclosed buildings	P	P
b. Outdoor storage of material such as lumber and building materials, subject to the provisions contained in Section 13.14.030(G)(2)	MC	P
17. Interior decorating service	P	P
18. Janitorial services and/or supplies	P	—
19. Locksmith shop	P	P
20. Micro-brewery, with or without tasting room and/or food service	P	P
21. Motels, hotels, and/or convention centers	C	C
22. Music or recording studio	P	—
23. Newspaper publishing, printing and distribution, general printing, and lithography	P	P
24. Nurseries, excluding horticultural nurseries, and garden supply stores provided all equipment, supplies and materials are kept within an enclosed building or fully screened enclosure and fertilizer of any type is stored in package form only	P	—
25. Parcel delivery service (excluding truck terminals)	P	P
26. Pest control service	P	P
27. Pistol, rifle or archery range (indoor only)	P	P
28. Photography studio or video production	P	P
29. Retail sales of products produced, wholesaled, or manufactured on the premises commercial when in conjunction with a permitted or conditional use not occupying more than 25% of the gross floor area	P	P
30. Rug cleaning and repair	P	P
31. School, business or trade	P	—
32. Swimming pool sales and supplies	P	—
33. Tattoo parlor and/or body piercing salon	P	—
34. Tire re-treading and recapping	—	P
35. Tobacco paraphernalia business	—	MC
36. Welding shop	P	P
D. Public and Semi-Public Uses		
1. Ambulance services	C	C
2. Biological habitat preserve (unless approved by another entitlement)	P	P
3. Clubs and lodges, including YMCA, YWCA, and similar group uses without alcoholic beverage sales. (Clubs and lodges serving or selling alcoholic beverages shall comply with Section 13.14.030(C)(15) of this table)	MC	—
4. Day care center	C	—
5. Detention facility	—	—
6. Educational facility, excluding business and trade schools and commercial schools	C	C
7. Emergency shelter (subject to the provisions of Section 13.14.030(K))	—	P
8. Parks and recreation facilities, public or private	C	—
9. Post offices and postal terminals	C	C
10. Public buildings and facilities	C	C

Uses	IL	IG
11. Religious institutions	C	C
12. Solid waste recycling and transfer facility	—	C
E. Accessory Uses		
1. Auxiliary structures and accessory uses customarily incidental to an otherwise permitted use and located on the same site	P	P
2. Caretakers residence only when incidental to and on the same site as a permitted or conditional use	P	P
3. Incidental services for employees on a site occupied by a permitted or conditional use, including day care, recreational facilities, showers and locker rooms and eating places	P	P
4. Overnight parking of vehicles used regularly in the business, provided all required parking spaces are available for use during business hours	P	P
5. Outdoor storage (subject to the provisions contained in Section 13.14.030(G)(2))	MC	MC
F. Temporary Uses		
1. Temporary uses as prescribed in Section 13.06.070 and subject to those provisions	P	P

New Subsection (D) is added to Section 13.14.040 of the Code is amended to read as follows:

13.14.040 Industrial use regulations.

...

D. Energy Conservation. All new commercial and industrial buildings shall meet or exceed California Green Building Standards Tier 2 Voluntary Measures and shall utilize high-efficiency equipment and fixtures consistent with the California Code of Regulations, Title 24 (“Title 24”) energy conservation standards.

1. Cool Roofs. All new commercial and industrial buildings shall be installed with cool roofs and designed as required by Title 24.

2. Photovoltaic Solar System. New commercial and industrial buildings shall be installed with at least 1.5 watt (W) photovoltaic system per square foot of building area.

Subsection (A) of Section 13.16.020 of the Code is amended to read as follows:

13.16.020 Park/open space use regulations.

A. Uses listed in Table 13.16.020A shall be allowable. Where indicated with the letter “P,” the use shall be a permitted use. Where indicated with the letter “C,” the use shall be a conditional use subject to the conditional use permit. Where indicated with the letters “MC,” the use shall be subject to a minor condition use permit. Where indicated with a dash “—,” or if the use is not specifically listed in Table 13.16.020A, the use shall not be permitted. This section shall not be construed to supersede more restrictive use regulations contained in the conditions,

covenants and restrictions of any property. However, in no case shall uses be permitted beyond those allowable in this section. In the event a given use cannot be categorized in one of the districts by the Director, the procedure outlined in Section 13.04.040, Use determination, shall be followed.

Section 13.21.070 of the Code is amended to read as follows:

13.21.070 Performance standards for commercial/office use.

A. The activity shall comply with all provisions of the general development performance standards of Section 13.30.010 through Section 13.30.030, including residential noise standards.

B. There shall be no vendor deliveries before 7:00 a.m. and after 6:00 p.m.

C. All business activity must be conducted within an enclosed building and there shall not be outside storage of products or materials.

D. One permanent sign is allowed, not to exceed 21 square feet, and shall be wall mounted. Electronic message signs are not permitted.

E. Overnight parking of no more than one commercial type vehicle or vehicle identified for business purposes is permitted, provided that the vehicle does not exceed a capacity of one and one-half tons, that the vehicle is registered to an occupant of the residence, and the vehicle does not utilize a parking space required for the residential use.

F. A building may be used for residential and nonresidential use pursuant to this chapter. (Ord. 566 § 3, 2019)

~~G. Metal finish buildings over 120 square feet are prohibited.~~

Section 13.21.080 of the Code is amended to read as follows:

13.21.080 Residential Use within the IL light industrial base district.

A. All new construction shall be in conformance with the IL light industrial district.

B. Notwithstanding subsection A of this section, minor residential building additions are allowed by right that cumulatively do not exceed 50% of the square footage of the existing residence, and do not exceed the maximum permitted lot coverage of 40%.

C. Within the light industrial base district, the principal residential use shall not be allowed to be reestablished after the residential structure has been replaced with a structure intended for a light industrial principal use.

~~D. Metal finish buildings over 120 square feet are prohibited.~~

Subsection (B) of Section 13.24.040 of the Code is amended to read as follows:

13.24.040 Parking Requirements

...

B. Nonresidential.

1. Commercial, Retail and Service Uses.

a. Commercial uses in conjunction with the R-30 mixed use overlay shall provide one off-street parking space for each 400 square feet of leasable floor space, and may be unenclosed.

b. Neighborhood and general commercial shopping centers shall provide one off-street parking stall for each 250 square feet of gross floor area for all buildings and/or uses in the center. This shall apply to all commercial centers in the City, unless the delineation of independent uses is provided pursuant to Section 13.24.020. If the delineation of independent uses is known, then the standards listed below shall apply.

c. Automobile washing and cleaning establishments, except self-service: 16 parking stalls.

d. Self-service automobile washes: two and one-half for each washing stall.

e. Automobile service and gas station: three spaces plus two for each service bay.

f. Cemeteries: as specified by conditional use permit.

g. Lumber yards: one for each 250 square feet of gross floor area for retail sales, plus one for each 1,000 square feet of open area devoted to display (partially covered by roof, awning, etc.) or sales.

h. Mortuaries and funeral homes: one parking stall for every 25 square feet or fraction thereof of assembly room or floor area.

i. Motels and hotels: one parking space for each guest unit and two spaces for resident manager or owner, plus one space per 50 square feet of banquet seating area.

j. Motor vehicle sales or rentals, recreational vehicle sales or rentals, automotive repair, painting, body work or service: one per 400 square feet of building gross floor area. If there is no building on-site, the parking standard shall be one space per 1,000 square feet of lot area.

k. Trade schools, business colleges and commercial schools: one for each three student-capacity of each classroom plus one for each faculty member or employee.

2. For new or redeveloped shopping centers within ¼ mile of the Santee Light Rail Transit station, parking space requirements shall be reduced by 10 percent from the current parking requirements.

New ~~Subdivision~~Subsection (C)(4E) is added to ~~Subsection (C)~~ of Section 13.24.040 of the Code to read as follows:

13.24.040 Parking Requirements

...

~~C. Special Requirements. The following parking requirements are applicable to all commercial, industrial and office land uses. These special stalls shall be closest to the facility for which they are designated in order to encourage their use.~~

...

4E. Electric vehicles.

a1. The garage of a new single-family home shall be installed with complete 40 Amp electrical service and minimum AC Level 2 electrical vehicle charging station.

b2. The garage or carport of each multi-family residential unit shall be installed with complete 40 Amp electrical service and minimum AC Level 2 electrical vehicle charging station. In addition, an electrical vehicle charging station shall be installed for 13 percent of the total guest parking spaces.

e3. New office space, regional shopping centers, and movie theaters parking areas shall be installed with minimum Level 2 electrical

vehicle charging station for five percent of the total number of parking spaces provided.

d4. Parking areas of new industrial and other land uses employing 200 or more employees shall be installed with minimum Level 2 electrical vehicle charging stations for five percent of the total number of parking spaces provided.

e5. Parking Stall Marking. Paint, in the same paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: ELECTRIC VEHICLE

f6. Parking designated for “electric vehicles,” including spaces associated with clean air vehicles, shall count toward meeting the minimum on-site parking space requirements set forth in this chapter.

Section 13.30.020 of the Code to read as follows:

13.30.020 General Development Standards

...

D. Auxiliary Structures. Auxiliary structures shall meet all of the setback requirements for main buildings unless otherwise specified within this code. Height of auxiliary structures shall be a maximum of 16 feet.

...

G. Fencing and Walls in the Open Space Zone.

1. Fences or walls located in the open space zone shall adhere to the fence height limitations of the residential zones unless otherwise approved pursuant to a development permit.

2. The Director may approve the use of security devices such as barbed wire, concertina wire or similar devices in the open space zone, provided the fencing will not adversely impact the public health or safety and it does not present a negative visual impact.

3. Walls constructed next to a mobility element street shall be constructed with decorative block to the satisfaction of the Director.

4. Anti-graffiti surfaces shall be provided pursuant to Section 7.16.120 of this code.

~~H. Metal Finish. Primary buildings for commercial or industrial development with an exterior metal finish are prohibited unless the~~

~~building is comprehensively designed and approval of a Development Review Permit is obtained. The project shall comply with the development criteria in Section 13.08.070 and the performance standards in Section 13.30.030.~~

H. Large Family Day Care Homes. All large family day care homes shall comply with the following:

1. An area shall be provided for the temporary parking of at least two vehicles for the safe loading and unloading of children. In most cases, the driveway in front of a two-car garage will satisfy this requirement.

2. No large family day care home shall be permitted within 300 feet of another large family day care home on the same street frontage.

3. The premises for which application for a business license is made shall be inspected by the Fire Department and shall meet the requirements of the state Fire Marshal's regulations pertaining to large family day care homes in order for a business license to be approved.

4. All permits and licenses required by State law shall be obtained prior to commencing operation and all such licenses or permits shall be kept valid and current.

J. Equipment Screening. Any equipment, whether on the roof, on the side of a building, or on the ground, shall be screened from view. The method of screening shall be architecturally integrated with the building design in terms of material, color, shape and size. Where individual equipment is provided, a continuous screen is desirable.

KJ. Trash Enclosures. All office, commercial and industrial developments shall provide an adequate number of trash enclosures on-site to meet the requirements of Chapter 9.06 and Section 9.02.230 or amendments thereto. The enclosures shall be designed to the satisfaction of the Director and shall include:

1. A minimum six-foot high solid decorative masonry wall with a solid roof and solid metal gate painted to match the on-site buildings. The enclosures shall prevent rainfall from entering the enclosure and prevent wind dispersal as well as offsite transport of trash and recycling.

2. Each trash dumpster shall have an attached, water-proof cover that shall be kept closed at all times.

3. All gaps between walls and roof of the enclosure must be screened with a 5 mm gauge.

4. The trash enclosures shall be properly sized to include all containers for trash, recyclable, and organic waste, and shall be easily accessible, shall not be located within any required setback or landscape area and shall not block any required parking area or driveway.

5. Anti-graffiti surfaces shall be provided pursuant to Section 7.16.120 of this code.

6. All developments must also comply with the current storm water requirements in Section 9.06.250(C)(1) and Section 9.06.220(B)(2).

7. Trash enclosures for residential projects shall conform to the provisions contained in Section 13.10.040(l) of this title.

LK. Senior Housing Usable Open Space. All senior housing projects shall provide and maintain at least 200 square feet of usable recreation or open space per dwelling unit. Such space may be at ground level, or aboveground. Interior recreation facilities may be counted towards this requirement. Off-street parking and loading areas, driveways, service areas, areas within front or side yard setbacks, and areas in which any dimension is less than five feet shall not be counted in determining the required open space. Both common open space and private open space are applicable toward the minimum.

ML. Low Impact Development (LID) Standards.

1. The project design shall incorporate LID and site design BMPs to minimize directly connected impervious areas and to promote infiltration using LID techniques as outlined in the County of San Diego's LID handbook. Requirements for all development projects, including priority development projects, shall include, but not be limited to, the following measures:

a. Source control BMPs that reduce polluted runoff , including storm drain system stenciling and signage, properly designed outdoor material storage areas, properly designed trash storage areas, and implementation of efficient irrigation systems;

b. LID BMPs to the maximum extent practicable which maximize infiltration, provide retention, slow runoff, minimize impervious footprint, direct runoff from impervious areas into landscaping, and construct impervious surfaces to minimum widths necessary;

c. Buffer zones for natural water bodies, where feasible. Where buffer zones are infeasible, require project proponent to

implement other buffers such as trees, access restrictions, etc., where feasible;

d. Submittal of proof of a mechanism under which ongoing long-term maintenance of all structural post-construction BMPs will be conducted.

e. Parking areas shall be designed to drain to landscape areas and private roads shall be designed to drain to vegetated swales or landscape areas.

2. The following LID site design BMPs shall be implemented for all priority development projects:

a. For priority development projects, all runoff must be directed into a treatment control BMP prior to discharging to the MS4. The amount of runoff from impervious areas that is to drain to pervious areas shall correspond with the total capacity of the project's pervious areas to infiltrate or treat runoff, taking into consideration the pervious areas' soil condition, slope, and other pertinent factors.

b. For priority development projects with landscaped or other pervious areas, properly design and construct the pervious areas to effectively receive and infiltrate or treat runoff from impervious areas, taking into consideration the pervious areas' soil conditions, slope, and other pertinent factors.

c. For priority development projects with low traffic areas and appropriate soil conditions, construct a portion of walkways, trails, overflow parking lots, alleys, or other low-traffic areas with permeable surfaces, such as pervious concrete, porous asphalt, unit pavers, and granular materials.

3. Where applicable and determined feasible by the Director, the following LID BMPs shall be implemented at all priority development projects:

a. Conserve natural areas, including existing trees, other vegetation, and soils.

b. Construct streets, sidewalks, or parking lot aisles to the minimum widths necessary, provided that public safety and a walkable environment for pedestrians are not compromised.

c. Minimize the impervious footprint of the project.

- d. Minimize soil compaction.
- e. Minimize disturbances to natural drainages (e.g., natural swales, topographic depressions, etc.).

4. Source control and treatment control BMPs must be designed to address pollutants of concern specific to the project site and/or current highest priority pollutants as identified in the San Diego River Water Quality Improvement Plan shall be implemented at all priority development project sites.

New Subsection (M) is added to Section 13.32.045 of the Code to read as follows:

13.32.045 Prohibited signs

Any sign not specifically authorized by this chapter shall be prohibited unless required by law or utilized by a proper government agency. The following signs are expressly prohibited:

...

M. New billboard signs

Section 13.32.050 of the Code is amended to read as follows:

13.32.050 Sign Regulations

...

B. Signs Permitted in the Residential Zones.* The maximum signage that will be allowed in the residential zones shall be as follows:

Table 13.32.050B

Class **	Sign Type	Maximum Number	Maximum Area per Sign Face	Maximum Height
Residential	Wall	1 per major entry to project	48 sq. ft.	Not to project over roofline
		OR		
	Freestanding	1 per major entry to project	48 sq. ft.	Not to exceed 6 feet in overall height from grade

*Addresses are required to be shown for each development on a freestanding sign, or, if none exists, on the building.

**Residential care facilities and congregate care facilities are subject to the sign regulations above.

C. General Use Signs. Sign permits may be issued for signs included under this section throughout the City unless otherwise designated. The

method of application for such signs is as per Section 13.32.030(A)(1) of this chapter. These signs are in addition to those signs expressly regulated in this chapter and are subject to the provisions listed in this subsection:

...

4. Electronic Message Center. Electronic message center (EMC) signs may be permitted in the commercial and industrial districts (except within the RB Overlay District) subject to compliance with the following requirements:

a. The maximum size of the sign area must comply with the sizes for the applicable use as provided in Table 13.32.050(A). Residential care and congregate care facilities are subject to sign requirements in Table 13.32.050B.

b. EMC signs are allowed only on parcels with frontage on prime arterials, major arterials, parkways, or collector roads with two-way left turn lane (TWLTL) as defined in the Mobility Element of the General Plan;

c. The copy of electronically displayed messages may change no more frequently than once every eight seconds. The transition from one message to another should be instantaneously as perceived by the human eye;

d. Each signage shall be complete in itself and shall not continue on a subsequent sign;

e. Displays on an EMC must contain static messages only and must not have movement, or the appearance of optical illusion or movement, of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement of any illumination, or the flashing, scintillating or varying of light intensity;

f. EMCs located in Airport Influence Area 1 of Gillespie Field are subject to review by the Federal Aviation Administration and / or the Airport Land Use Commission;

g. EMC Illumination Requirements. Between dusk and dawn the illumination of an EMC shall conform to the following requirements:

(i) The luminance of an EMC shall not exceed 0.3 foot-candles more than ambient lighting conditions when measured at the recommended distance as listed below:

Area of Sign (square feet)	Measurement Distance (feet)
10	32
15	39
20	45
25	50
30	55
35	59
40	63
45	67
50	71
55	74
60	77
65	81
70	84
75	87
80	89
85	92

(ii) The luminance of an EMC shall be measured with a luminance meter set to measure foot-candles accurate to at least two decimals. Luminance shall be measured with the EMC off, and again with the EMC displaying a white image for a full color capable EMC, or a solid message for a single-color EMC. All measurements shall be taken perpendicular to the face of the EMC at the distance specified in this subdivision based on the total square footage of the area of the EMC;

(iii) The developer/sign company shall provide a copy of a luminance report prepared by a lighting or electrical engineer prior to final permit inspection;

(iv) All electronic message center signs must be equipped with a sensor or other device that automatically determines ambient illumination and is programmed to automatically dim according to ambient light conditions or can be adjusted to comply with the illumination requirements of this section.

5. Temporary and Portable Signs. Temporary and portable signs that require a permit as set forth in Section 13.32.060.

6. Freeway-Serving Signs. The sign area and height for one freestanding sign permitted pursuant to Table 13.32.050(A) of this chapter may be increased for an eligible property as indicated in Table 13.32.050(C) of this chapter and shall be subject to the provisions in that table and this subsection.* If an eligible property is allowed a larger sign area pursuant to Table 13.32.050(A) of this chapter, then those standards shall apply.

* Excluded from the provisions of this subsection are single tenants occupying the entire building located on a separate pad within a large office/commercial center with 10 or more tenant spaces. The freestanding sign area and height for these businesses shall remain a maximum of 24 square feet in area and six feet in height.

SECTION 3. CEQA. Based upon the whole of the administrative record before it, the City Council hereby finds that the amendments of the Santee Municipal Code as set forth in this Ordinance are exempt from environmental review under the California Environmental Quality Act (“CEQA”) (Pub. Res. Code, § 21000 et seq.) pursuant to State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.) sections 15061(b)(3) and 15378(b)(5). An activity is subject to CEQA only if that activity has “the potential for causing a significant effect on the environment.” (State CEQA Guidelines, § 15061(b)(3).) An activity is thus exempt from CEQA “[w]here it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” (*Ibid.*) Here, the amendments of the Santee Municipal Code as set forth in this Ordinance do not have the potential to result in either a direct or reasonably foreseeable indirect physical change in the environment. (State CEQA Guidelines, § 15061(b)(3).) Moreover, approval of the Ordinance constitutes an administrative activity of the City and is additionally exempt from CEQA on that basis. (State CEQA Guidelines, § 15378(b)(5).) Staff is hereby directed to prepare, execute and file with the San Diego County Clerk a CEQA Notice of Exemption within five (5) working days after the adoption of this Ordinance.

SECTION 4. Codification. The City has adopted the “City of Santee Municipal Code Editorial Guidelines,” and, except as otherwise provided herein, authorizes Quality Code Publishing to make technical, non-substantive changes to conform the codified Ordinance to the guidelines. In the event a substantive conflict arises on the basis of the changes authorized by this Section, the language adopted by this Ordinance prevails. The City Clerk is authorized to provide certified copies and notice of this Ordinance or any part of this Ordinance required or advised by the law or any regulation.

SECTION 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council of the City of Santee hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section,

subsection, subdivision, paragraph, sentence, clause or phrases be declared unconstitutional.

SECTION 6. Effective Date. This Ordinance shall become effective thirty (30) days after its adoption.

SECTION 7. Publication. The City Clerk is hereby directed to certify the adoption of this Ordinance and cause a summary or 1/4 page advertisement of the same to be published as required by law.

INTRODUCED AND FIRST READ at a Public Hearing held at a Regular Meeting of the City Council of the City of Santee, California, on the 24th day of February 2021, and thereafter **ADOPTED** at a Regular Meeting of the City Council held on this 10th day of March 2021, by the following vote to wit:

AYES:

NOES:

ABSENT:

APPROVED

JOHN MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Summary report:	
Litera® Change-Pro for Word 10.8.2.11 Document comparison done on 3/2/2021 11:23:38 AM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original filename: Ordinance Amending Title 13 for Muni Code Update 2021_33705522_3.DOCX	
Modified filename: 33705522_5.docx	
Changes:	
<u>Add</u>	21
Delete	31
Move From	0
<u>Move To</u>	0
<u>Table Insert</u>	0
Table Delete	0
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	52

ORDINANCE NO. 586

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE AMENDING TITLE 2 OF THE SANTEE MUNICIPAL CODE, "ADMINISTRATION AND PERSONNEL"

WHEREAS, pursuant to article XI, section 5 of the California Constitution and Government Code section 37100, the legislative body of a city may pass ordinances not in conflict with the Constitution and laws of the State or the United States; and

WHEREAS, in 2019, the City completed a comprehensive update to the Santee Municipal Code ("Code"); and

WHEREAS, the City desires to conduct annual updates to ensure the Code remains consistent with current law and City practice; and

WHEREAS, City staff and the City Attorney have determined that certain updates to the Code are required; and

WHEREAS, the proposed revision is detailed in the Staff Report provided to the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals Incorporated. The Recitals set forth above are true and correct and are incorporated into this Ordinance.

SECTION 2. Amendment. The amendment to Title 2 of the Code is set forth below.

Section 2.40.120 of the Code is amended to read as follows:

2.40.120 Enforcement authority—Duties, complaints, legal action, investigatory powers.

- A. The City Attorney must not investigate or prosecute any alleged violation of this chapter, but will defend the constitutionality and legality of this chapter in any civil proceeding in which the City or the City Council is a party.
- B. Review of complaints of violation of this chapter and criminal prosecution thereof may be commenced only by the enforcement authority appointed by the City Manager. The enforcement authority is authorized to commence and prosecute civil litigation to compel compliance with this chapter or to enjoin conduct in violation of this chapter. At least 120 days prior to a City election, the City Manager, in consultation with the City Attorney, will appoint an enforcement authority for that election. If the appointment of an additional enforcement authority becomes necessary or appropriate, the City Manager, in consultation with the City Attorney, will appoint such additional enforcement authority as may be required. No

ORDINANCE NO. 586

enforcement or prosecution or action of the enforcement authority is subject to the review or control of the City Council or the City Attorney.

- C. Any person residing in the City who believes that a violation of this chapter has occurred may file a written complaint requesting investigation of such violation by the enforcement authority. If the enforcement authority determines that there is reason to believe a violation of this chapter has occurred, the enforcement authority conduct an investigation and may commence such administrative, civil or criminal legal action as it deems necessary for the enforcement of this chapter. The enforcement authority must decline to investigate any alleged violation hereof which is also an alleged violation of State law and is the subject of a complaint filed with the Fair Political Practices Commission, until the investigation of that complaint is complete.
- D. The enforcement authority has such investigative powers as are necessary for the performance of duties described in this chapter and may demand and be furnished records of campaign contributions and expenditures of any person or committee at any time. In the event that production of such records is refused, the enforcement authority may commence civil litigation to complete such production.
- E. The enforcement authority is immune to liability for its enforcement of this chapter.
- F. Any action alleging violation of this chapter must be commenced within two years of the time the alleged violation occurred.

SECTION 3. CEQA. Based upon the whole of the administrative record before it, the City Council hereby finds that the amendment of the Santee Municipal Code as set forth in this Ordinance is exempt from environmental review under the California Environmental Quality Act ("CEQA") (Pub. Res. Code, § 21000 et seq.) pursuant to State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.) sections 15061(b)(3) and 15378(b)(5). An activity is subject to CEQA only if that activity has "the potential for causing a significant effect on the environment." (State CEQA Guidelines, § 15061(b)(3).) An activity is thus exempt from CEQA "[w]here it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." (*Ibid.*) Here, the amendment of the Santee Municipal Code as set forth in this Ordinance does not have the potential to result in either a direct or reasonably foreseeable indirect physical change in the environment. (State CEQA Guidelines, § 15061(b)(3).) Moreover, approval of the Ordinance constitutes an administrative activity of the City and is additionally exempt from CEQA on that basis. (State CEQA Guidelines, § 15378(b)(5).) Staff is hereby directed to prepare, execute and file with the San Diego County Clerk a CEQA Notice of Exemption within five (5) working days after the adoption of this Ordinance.

SECTION 4. Codification. The City has adopted the "City of Santee Municipal Code Editorial Guidelines," and, except as otherwise provided herein, authorizes Quality Code Publishing to make technical, non-substantive changes to conform the codified Ordinance to the guidelines. In the event a substantive conflict arises on the basis of the

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changes authorized by this Section, the language adopted by this Ordinance prevails. The City Clerk is authorized to provide certified copies and notice of this Ordinance or any part of this Ordinance required or advised by the law or any regulation.

SECTION 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council of the City of Santee hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrases be declared unconstitutional.

SECTION 6. Effective Date. This Ordinance shall become effective thirty (30) days after its adoption.

SECTION 7. Publication. The City Clerk is hereby directed to certify the adoption of this Ordinance and cause a summary or 1/4 page advertisement of the same to be published as required by law.

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City of Santee, California, on the 24th day of February 2021, and thereafter **ADOPTED** at a Regular Meeting of the City Council held on this 10th day of March 2021, by the following vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

ORDINANCE NO. 587

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE AMENDING
TITLE 3 OF THE SANTEE MUNICIPAL CODE, "REVENUE AND FINANCE"**

WHEREAS, pursuant to article XI, section 5 of the California Constitution and Government Code section 37100, the legislative body of a city may pass ordinances not in conflict with the Constitution and laws of the State or the United States; and

WHEREAS, in 2019, the City completed a comprehensive update to the Santee Municipal Code ("Code"); and

WHEREAS, the City desires to conduct annual updates to ensure the Code remains consistent with current law and City practice; and

WHEREAS, City staff and the City Attorney have reviewed the Code and have determined that certain updates to the Code are required; and

WHEREAS, the proposed revisions are detailed in the Staff Report provided to the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals Incorporated. The Recitals set forth above are true and correct and are incorporated into this Ordinance.

SECTION 2. Amendments. The amendments to Title 3 of the Code are set forth below.

Section 3.24.170 of the Code is amended to read as follows:

3.24.170 Other supplies, materials, equipment or services not subject to the provisions of this chapter.

The following types of contracts are not subject to the provisions of this chapter:

- A. Public projects as defined in Section 20161 of the California Public Contract Code, except for the issuing of a purchase order, by the purchasing agent for encumbrance of funds;
- B. Contracts to be paid directly from deposits posted by development project applicants or from grant funds. The City Manager has the authority to approve contracts (and amendments thereto) to be paid directly from deposits posted by development project applicants for professional services required in conjunction with the processing or review of development applications, or by grant funds received by the City when the application for or acceptance of said grant funds has been approved by the City Council;

ORDINANCE NO. 587

- C. Utility services and related charges;
- D. Real property purchases and related title and escrow fees;
- E. Insurance and bond premiums;
- F. Real property leases;
- G. Professional services, except as otherwise provided.

Section 3.24.180 of the Code is amended to read as follows:

3.24.180 Awarding authority—Contracts and amendments.

- A. The awarding authority for contracts and amendments to contracts subject to this chapter is as follows:
 - 1. A department director is authorized to execute contracts and amendments to contracts subject to this chapter if the cumulative amount of the contract plus any amendment(s) is \$10,000.00 or less in any single fiscal year and is on behalf of his or her department only.
 - 2. The purchasing agent is authorized to execute contracts and amendments to contracts subject to this chapter if the cumulative amount of the contract plus any amendment(s) is \$10,000.00 or less in any single fiscal year and is on behalf of more than one department.
 - 3. The City Manager is authorized to execute contracts and amendments to contracts subject to this chapter if the cumulative amount of the contract plus any amendment(s) is \$25,000.00 or less in any single fiscal year.
 - 4. City Council approval is required on contracts and amendments to contracts subject to this chapter if the cumulative amount of the contract plus any amendment(s) exceeds \$25,000.00 in any single fiscal year. For any contract approved by the City Council pursuant to this section, the City Manager is authorized to execute amendments in a cumulative amount not to exceed the lesser of 10% of the City Council-approved amount or \$25,000.
- B. No change in an agreement, contract or purchase order may be made without issuance of a written change order, amendment or purchase order, and no payment for any such change may be made unless a written change order, amendment or purchase order has first been approved and executed in accordance with this section designating in advance the work to be done and the amount of additional compensation to be paid.

New Section 3.24.200 is added to the Code to read as follows:

3.24.200. Local Vendor Preference.

ORDINANCE NO. 587

Local vendors based in the City shall be solicited for purchases whenever feasible. When determining the lowest responsible bidder, the amount of local sales tax to be received by the City that is included in the bid submitted by a local vendor shall be credited by the City against said bid. The local preference is not applicable to construction agreements or other contracts required by state or federal statutes or regulations to be awarded to the lowest responsible bidder.

SECTION 3. CEQA. Based upon the whole of the administrative record before it, the City Council hereby finds that the amendments of the Santee Municipal Code as set forth in this Ordinance are exempt from environmental review under the California Environmental Quality Act (“CEQA”) (Pub. Res. Code, § 21000 et seq.) pursuant to State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.) sections 15061(b)(3) and 15378(b)(5). An activity is subject to CEQA only if that activity has “the potential for causing a significant effect on the environment.” (State CEQA Guidelines, § 15061(b)(3).) An activity is thus exempt from CEQA “[w]here it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” (*Ibid.*) Here, the amendments of the Santee Municipal Code as set forth in this Ordinance do not have the potential to result in either a direct or reasonably foreseeable indirect physical change in the environment. (State CEQA Guidelines, § 15061(b)(3).) Moreover, approval of the Ordinance constitutes an administrative activity of the City and is additionally exempt from CEQA on that basis. (State CEQA Guidelines, § 15378(b)(5).) Staff is hereby directed to prepare, execute and file with the San Diego County Clerk a CEQA Notice of Exemption within five (5) working days after the adoption of this Ordinance.

SECTION 4. Codification. The City has adopted the “City of Santee Municipal Code Editorial Guidelines,” and, except as otherwise provided herein, authorizes Quality Code Publishing to make technical, non-substantive changes to conform the codified Ordinance to the guidelines. In the event a substantive conflict arises on the basis of the changes authorized by this Section, the language adopted by this Ordinance prevails. The City Clerk is authorized to provide certified copies and notice of this Ordinance or any part of this Ordinance required or advised by the law or any regulation.

SECTION 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council of the City of Santee hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrases be declared unconstitutional.

SECTION 6. Effective Date. This Ordinance shall become effective thirty (30) days after its adoption.

ORDINANCE NO. 587

SECTION 7. Publication. The City Clerk is hereby directed to certify the adoption of this Ordinance and cause a summary or 1/4 page advertisement of the same to be published as required by law.

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City of Santee, California, on the 24th day of February 2021, and thereafter **ADOPTED** at a Regular Meeting of the City Council held on this 10th day of March 2021, by the following vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

ORDINANCE NO. 588

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE AMENDING
TITLE 5 OF THE SANTEE MUNICIPAL CODE, "HEALTH AND SAFETY"**

WHEREAS, pursuant to article XI, section 5 of the California Constitution and Government Code section 37100, the legislative body of a city may pass ordinances not in conflict with the Constitution and laws of the State or the United States; and

WHEREAS, in 2019, the City completed a comprehensive update to the Santee Municipal Code ("Code"); and

WHEREAS, the City desires to conduct annual updates to ensure the Code remains consistent with current law and City practice; and

WHEREAS, City staff and the City Attorney have reviewed the Code and have determined that certain updates to the Code are required; and

WHEREAS, the proposed revision is detailed in the Staff Report provided to the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals Incorporated. The Recitals set forth above are true and correct and are incorporated into this Ordinance.

SECTION 2. Amendment. The amendment to Title 5 of the Code is set forth below.

Section 5.04.150 of the Code is deleted in its entirety.

SECTION 3. CEQA. Based upon the whole of the administrative record before it, the City Council hereby finds that the amendment of the Santee Municipal Code as set forth in this Ordinance is exempt from environmental review under the California Environmental Quality Act ("CEQA") (Pub. Res. Code, § 21000 et seq.) pursuant to State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.) sections 15061(b)(3) and 15378(b)(5). An activity is subject to CEQA only if that activity has "the potential for causing a significant effect on the environment." (State CEQA Guidelines, § 15061(b)(3).) An activity is thus exempt from CEQA "[w]here it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." (*Ibid.*) Here, the amendment of the Santee Municipal Code as set forth in this Ordinance does not have the potential to result in either a direct or reasonably foreseeable indirect physical change in the environment. (State CEQA Guidelines, § 15061(b)(3).) Moreover, approval of the Ordinance constitutes an administrative activity of the City and is additionally exempt from CEQA on that basis. (State CEQA Guidelines, § 15378(b)(5).) Staff is hereby directed to prepare, execute and file with the San Diego County Clerk a CEQA Notice of Exemption within five (5) working days after the adoption of this Ordinance.

ORDINANCE NO. 588

SECTION 4. Codification. The City has adopted the “City of Santee Municipal Code Editorial Guidelines,” and, except as otherwise provided herein, authorizes Quality Code Publishing to make technical, non-substantive changes to conform the codified Ordinance to the guidelines. In the event a substantive conflict arises on the basis of the changes authorized by this Section, the language adopted by this Ordinance prevails. The City Clerk is authorized to provide certified copies and notice of this Ordinance or any part of this Ordinance required or advised by the law or any regulation.

SECTION 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council of the City of Santee hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrases be declared unconstitutional.

SECTION 6. Effective Date. This Ordinance shall become effective thirty (30) days after its adoption.

SECTION 7. Publication. The City Clerk is hereby directed to certify the adoption of this Ordinance and cause a summary or 1/4 page advertisement of the same to be published as required by law.

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City of Santee, California, on the 24th day of February 2021, and thereafter **ADOPTED** at a Regular Meeting of the City Council held on this 10th day of March 2021, by the following vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

ORDINANCE NO. 589

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE AMENDING
TITLE 9 OF THE SANTEE MUNICIPAL CODE, "PUBLIC SERVICES"**

WHEREAS, pursuant to article XI, section 5 of the California Constitution and Government Code section 37100, the legislative body of a city may pass ordinances not in conflict with the Constitution and laws of the State or the United States; and

WHEREAS, in 2019, the City completed a comprehensive update to the Santee Municipal Code ("Code"); and

WHEREAS, the City desires to conduct annual updates to ensure the Code remains consistent with current law and City practice; and

WHEREAS, City staff and the City Attorney have reviewed the Code and have determined that certain updates to the Code are required; and

WHEREAS, the proposed revisions are detailed in the Staff Report provided to the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals Incorporated. The Recitals set forth above are true and correct and are incorporated into this Ordinance.

SECTION 2. Amendments. The amendments to Title 9 of the Code are set forth below.

Section 9.04.030 of the Code is amended to read as follows:

9.04.030 Definitions.

In this chapter:

...

"High-Rise Residential Building" means a residential building that is four stories or greater in height.

"Low-Rise Residential Building" means a residential building that is three stories or less.

...

"Universal Waste" means batteries, electronic devices, mercury-containing equipment, lamps, cathode ray tubes or glass, and aerosol cans.

Section 9.04.040 of the Code is amended to read as follows:

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9.04.040 Covered projects.

The requirements set forth in this chapter apply to all construction and demolition permits issued for any project types set forth in subsections A through D.

- A. Demolition. Any demolition of a structure.
- B. Residential.
 - 1. The construction of new residential structures, including accessory dwelling units, single-family, multifamily, and condo conversions, regardless of the square footage of the floor area.
 - 2. Additions or accessory structures to existing residential structures where the addition or alteration increases the building's conditioned area, volume or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.
- C. Commercial/Industrial.
 - 1. The construction of all new commercial/industrial buildings.
 - 2. Additions or accessory structures to existing commercial or industrial structures that involve 1,000 square feet or more of floor area.
 - 3. Alterations to existing commercial or industrial structures with a permit valuation of \$200,000 or more.
 - 4. Tenant improvements that involve demolition.
- D. City-Sponsored Projects. City-sponsored projects for which the City provides funding in excess of \$100,000.00, or which fall within one of the above categories.

Section 9.04.050 of the Code is amended to read as follows:

9.04.050 Exempt activities.

The following activities are exempt from the requirements of this chapter when alone or in combination with one another, except if the activity or activities is/are undertaken in conjunction with a project that is otherwise subject to this chapter:

- A. Projects for which a construction or demolition permit is not required;
- B. Projects for which only a plumbing, electrical or mechanical permit is required;
- C. Installation or repair of a retaining wall;

ORDINANCE NO. 589

- D. Installation, replacement or repair of a carport, patio cover, balcony, trellis or fireplace;
- E. Installation, replacement or repair of a deck;
- F. Installation, replacement or repair of a fence;
- G. Installation, replacement, demolition or repair of a single-family residential swimming pool or spa;
- H. Installation, replacement, or repair of a pre-fabricated sign or the structure to which the sign is attached;
- I. Installation, replacement or repair of storage racks;
- J. Installation of any solar photo-voltaic system;
- K. Replacement of any roofing system.
- L. Construction of a junior accessory dwelling unit.

No exemption set forth above excuses compliance with the California Green Building Standards Code, as applicable.

Section 9.04.060 of the Code is amended to read as follows:

9.04.060 Diversion requirements.

- A. Covered. Applicants for covered projects must divert from landfills a minimum weight of C&D debris generated from the covered project or other amount established by State law, whichever is higher, by using recycling, reuse, and diversion programs, as follows:
 - 1. For projects subject to Sections 9.04.040(A) and 9.04.040(B)(2), the C&D waste diversion requirement shall be satisfied by a minimum diversion of 65% by weight of C&D debris.
 - 2. For projects subject to Section 9.04.040(B)(1), the C&D waste diversion requirement shall be satisfied by any of the following:
 - a. A minimum diversion of 65% by weight of C&D debris;
 - b. For low-rise residential buildings, the C&D debris generated by the project does not exceed 3.4 pounds per square foot of the building area; or,

ORDINANCE NO. 589

- c. For high-rise residential buildings, the C&D debris generated by the project does not exceed 2 pounds per square foot of the building area.
 3. For projects subject to Section 9.04.040(C)(1), the C&D waste diversion requirement shall be satisfied by any of the following:
 - a. A minimum diversion of 65% by weight of C&D debris; or,
 - b. The C&D debris generated by the project does not exceed 2 pounds per square foot of the building area.
 4. For projects subject to Section 9.04.040(C)(2)-(4), the C&D waste diversion requirement shall be satisfied by a minimum diversion of 65% by weight of C&D debris. In addition, for projects subject to Section 9.04.040(C)(2)-(4), Universal Waste items, including fluorescent lamps and ballast and mercury containing thermostats shall be disposed of properly and diverted from the landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.
- B. Non-covered or Exempt. Applicants for non-covered and exempt projects within the City are encouraged to divert 65% by weight of C&D debris generated from the covered project or other amount established by State law, whichever is higher, by using recycling, reuse, and diversion programs.
- C. In the event of any type of disaster, the above stated diversion goals apply to all relief clean-up efforts. Tracking of disaster debris disposal data is the responsibility of the City through the methods provided for in this chapter.

Section 9.04.080 of the Code is amended to read as follows:

9.04.080 Submittal of C&D debris management plan.

- A. Except as otherwise provided in this chapter, applicants for any covered project must submit a properly completed C&D debris management plan (DMP), identifying all waste materials expected to be generated as a result of the project at the time of demolition or building permit application.
- B. No building or demolition permit may be issued for a covered project unless the applicant has submitted a properly completed DMP to the satisfaction of the Director.
- C. For covered projects, with the exception of those projects that will satisfy diversion requirements under Sections 9.040.060(A)(2)(b)-(c), the DMP must contain, at minimum, the following:
 1. The type of project;

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2. The total square footage of the project;
 3. The estimated weight of project C&D debris to be generated by material type;
 4. The C&D debris materials that will be diverted from disposal by recycling, reuse on the project or salvage for future use or sale;
 5. If C&D debris will be sorted on-site (source-separated) or bulk mixed (single stream);
 6. Diversion facilities where the C&D debris will be taken;
 7. Construction methods taken to reduce the amount of C&D debris generated; and,
 8. A statement that specifies that the amount of C&D debris diverted shall be calculated by weight.
- D. The City will provide a conversion rate table for the purpose of calculating the weight of C&D debris. The applicant must use the conversion rate table in estimating the weight of materials identified in the DMP.
- E. An applicant for a project involving the removal of all or part of an existing structure must consider deconstruction to the maximum extent feasible, and make the materials generated available for salvage before placing in a landfill. These salvaged materials must be included as part of the overall diversion rate.
- F. Acknowledgment of Responsibility. The DMP must be signed by the applicant and/or property owner indicating: (1) an understanding of consequences of not meeting the diversion requirement, and (2) that they are responsible for the actions of their subcontractors with regard to this diversion requirement.

Section 9.04.100 of the Code is amended to read as follows:

9.04.100 Submittal of C&D debris recycling report.

Documentation. Within 90 days after completing a covered project, the applicant must submit a C&D debris recycling report (DRR) and documentation to the Director, showing how C&D debris generated by the covered project was diverted at the rates set forth in Section 9.04.060. Such documentation for compliance must include the following:

- A. A copy of a completed C&D DRR;
- B. A copy of any previously approved C&D DMP for the project;

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- C. Receipts from the vendor or facility which collected or received each material showing the actual weight of that material, or if the improvements are part of a larger construction project, evidence of cumulative weight of C&D material;
- D. For materials reused on site (e.g., crushed concrete for base material, wood for mulch) photographs are encouraged;
- E. Any additional information the applicant believes is relevant in demonstrating efforts to comply in good faith.

SECTION 3. CEQA. Based upon the whole of the administrative record before it, the City Council hereby finds that the amendments of the Santee Municipal Code as set forth in this Ordinance is exempt from environmental review under the California Environmental Quality Act ("CEQA") (Pub. Res. Code, § 21000 et seq.) pursuant to State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.) sections 15061(b)(3) and 15378(b)(5). An activity is subject to CEQA only if that activity has "the potential for causing a significant effect on the environment." (State CEQA Guidelines, § 15061(b)(3).) An activity is thus exempt from CEQA "[w]here it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." (*Ibid.*) Here, the amendments of the Santee Municipal Code as set forth in this Ordinance do not have the potential to result in either a direct or reasonably foreseeable indirect physical change in the environment. (State CEQA Guidelines, § 15061(b)(3).) Moreover, approval of the Ordinance constitutes an administrative activity of the City and is additionally exempt from CEQA on that basis. (State CEQA Guidelines, § 15378(b)(5).) Staff is hereby directed to prepare, execute and file with the San Diego County Clerk a CEQA Notice of Exemption within five (5) working days after the adoption of this Ordinance.

SECTION 4. Codification. The City has adopted the "City of Santee Municipal Code Editorial Guidelines," and, except as otherwise provided herein, authorizes Quality Code Publishing to make technical, non-substantive changes to conform the codified Ordinance to the guidelines. In the event a substantive conflict arises on the basis of the changes authorized by this Section, the language adopted by this Ordinance prevails. The City Clerk is authorized to provide certified copies and notice of this Ordinance or any part of this Ordinance required or advised by the law or any regulation.

SECTION 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council of the City of Santee hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrases be declared unconstitutional.

SECTION 6. Effective Date. This Ordinance shall become effective thirty (30) days after its adoption.

ORDINANCE NO. 589

SECTION 7. Publication. The City Clerk is hereby directed to certify the adoption of this Ordinance and cause a summary or 1/4 page advertisement of the same to be published as required by law.

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City of Santee, California, on the 24th day of February 2021, and thereafter **ADOPTED** at a Regular Meeting of the City Council held on this 10th day of March 2021, by the following vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

ORDINANCE NO. 590

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE AMENDING
TITLE 10 OF THE SANTEE MUNICIPAL CODE, "VEHICLES AND TRAFFIC"**

WHEREAS, pursuant to article XI, section 5 of the California Constitution and Government Code section 37100, the legislative body of a city may pass ordinances not in conflict with the Constitution and laws of the State or the United States; and

WHEREAS, in 2019, the City completed a comprehensive update to the Santee Municipal Code ("Code"); and

WHEREAS, the City desires to conduct annual updates to ensure the Code remains consistent with current law and City practice; and

WHEREAS, City staff and the City Attorney have reviewed the Code and have determined that certain updates to the Code are required; and

WHEREAS, the proposed revisions are detailed in the Staff Report provided to the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals Incorporated. The Recitals set forth above are true and correct and are incorporated into this Ordinance.

SECTION 2. Amendments. The amendments to Title 10 of the Code are set forth below.

Section 10.10.245 of the Code is amended to read as follows:

Section 10.10.245 Prohibition of Use of Streets for Storage

- A. It is unlawful for any person who owns or has possession, custody or control of any vehicle to park that vehicle on any street or alley for more than 72 consecutive hours.
- B. It is unlawful for any person who owns or has possession, custody or control of a recreational vehicle to park that vehicle on any public street in the same location, defined as within 300 feet of the original or previously documented location, for more than 72 consecutive hours. A location may be documented by marking the vehicle, taking a photograph of the vehicle, or by other method deemed appropriate by the City.
- C. It is unlawful for any person to leave any object on any street or alley so as to obstruct traffic flow or parking without a permit per Chapter 8.02 provided, however, that trash and recycling containers complying with a temporary use permit not subject to this prohibition.

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- D. It is unlawful for any person who deals in, or whose business involves the sale, lease, rental, or charter of vehicles to store, park, or leave standing any such vehicle upon any public street, except while such vehicle is under lease, rental, or charter by a customer.
- E. It is unlawful for any person whose business involves the repair, or servicing of vehicles or vehicle components, to store, leave standing, or park any vehicle on any public street after that person has accepted custody of the vehicle from the customer.
- F. It is unlawful for any person to leave standing, or cause or allow to be left standing, any inoperable vehicle on any street for more than 12 consecutive hours.
- G. It is unlawful for any person to park an unattached semi-trailer or auxiliary dolly on any street except while actively loading or unloading.
- H. The City may enforce violations of this section by any means set forth in Title 1 and as set forth in this chapter.

Section 10.10.285 of the Code is amended to read as follows:

Section 10.10.285 Fire hydrants.

It is unlawful for any person to park a vehicle within an overall distance of 10 feet (five feet on either side) of the hydrant as measured along the curb or edge of the street.

Section 10.26.080 of the Code is amended to read as follows:

Section 10.26.080 Exception.

Any mobile food merchant identified in an application for a special event or farmers' market or any City sponsored or approved event is required to obtain a business license, but is otherwise exempt from the requirements of this chapter pertaining to mobile food vending, provided that the vending vehicle is parked for the duration of the special event to conduct its business and conducts no other business within the City.

SECTION 3. CEQA. Based upon the whole of the administrative record before it, the City Council hereby finds that the amendments of the Santee Municipal Code as set forth in this Ordinance are exempt from environmental review under the California Environmental Quality Act ("CEQA") (Pub. Res. Code, § 21000 et seq.) pursuant to State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.) sections 15061(b)(3) and 15378(b)(5). An activity is subject to CEQA only if that activity has "the potential for causing a significant effect on the environment." (State CEQA Guidelines, § 15061(b)(3).) An activity is thus exempt from CEQA "[w]here it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." (*Ibid.*) Here, the amendments of the Santee Municipal Code as set forth in this Ordinance do not have the potential to result in either a direct or reasonably foreseeable indirect physical change in the environment. (State CEQA Guidelines, § 15061(b)(3).) Moreover, approval of the Ordinance constitutes an administrative activity of the City and is additionally exempt from

ORDINANCE NO. 590

CEQA on that basis. (State CEQA Guidelines, § 15378(b)(5).) Staff is hereby directed to prepare, execute and file with the San Diego County Clerk a CEQA Notice of Exemption within five (5) working days after the adoption of this Ordinance.

SECTION 4. Codification. The City has adopted the “City of Santee Municipal Code Editorial Guidelines,” and, except as otherwise provided herein, authorizes Quality Code Publishing to make technical, non-substantive changes to conform the codified Ordinance to the guidelines. In the event a substantive conflict arises on the basis of the changes authorized by this Section, the language adopted by this Ordinance prevails. The City Clerk is authorized to provide certified copies and notice of this Ordinance or any part of this Ordinance required or advised by the law or any regulation.

SECTION 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council of the City of Santee hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrases be declared unconstitutional.

SECTION 6. Effective Date. This Ordinance shall become effective thirty (30) days after its adoption.

SECTION 7. Publication. The City Clerk is hereby directed to certify the adoption of this Ordinance and cause a summary or 1/4 page advertisement of the same to be published as required by law.

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City of Santee, California, on the 24th day of February 2021, and thereafter **ADOPTED** at a Regular Meeting of the City Council held on this 10th day of March 2021, by the following vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

ORDINANCE NO. 591

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE AMENDING
TITLE 13 OF THE SANTEE MUNICIPAL CODE, "ZONING"**

WHEREAS, pursuant to article XI, section 5 of the California Constitution and Government Code section 37100, the legislative body of a city may pass ordinances not in conflict with the Constitution and laws of the State or the United States; and

WHEREAS, in 2019, the City completed a comprehensive update to the Santee Municipal Code ("Code"); and

WHEREAS, the City desires to conduct annual updates to ensure the Code remains consistent with current law and City practice; and

WHEREAS, City staff and the City Attorney have reviewed the Code and have determined that certain updates to the Code are required; and

WHEREAS, the proposed revisions are detailed in the Staff Report provided to the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals Incorporated. The Recitals set forth above are true and correct and are incorporated into this Ordinance.

SECTION 2. Amendments. The amendments to Title 13 of the Code are set forth below.

Subsection (G) of Section 13.04.110 of the Code is amended to read as follows:

Section 13.04.110 Nonconforming Uses and Structures.

...

- G. Expansion or Restoration of Nonconforming Uses and Structures. Minor building additions to a nonconforming single-family residence that cumulatively do not exceed 50 percent of the square footage of the existing residence, and do not exceed the maximum permitted lot coverage of 40 percent, are allowed by right. A request for expansion or restoration of a nonconforming use or structure other than a single-family residence may be granted subject to the approval of a minor conditional use permit by the Director. The approval authority may grant the request, grant the request with modification, or deny the request. The approval authority may require as a condition of a use permit that a specific termination date be set for the use and/or structure which is being expanded or restored. Before granting a conditional use permit for the expansion or restoration of a nonconforming use or structure, the approval authority shall make the following findings:

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1. That strict or literal interpretation and enforcement of the specified regulations within this section would result in practical difficulty or unnecessary hardship.
2. That the granting of the conditional use permit or minor conditional use permit will not significantly extend the expected life of the use or structure.
3. That the granting of the conditional use permit or minor conditional use permit will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

Section 13.04.140 of the Code is amended to read as follows:

Section 13.04.140 Definitions.

...

“Billboard” means a permanent structure sign used for the display of offsite commercial messages, commonly called outdoor advertising.

...

“Fleet storage” means storage or parking of one or more vehicles used regularly in business operations where the parking of vehicles constitutes the principal use on the site. Examples of fleet vehicles include, but are not limited to, limousine fleets, taxi fleets, mobile catering trucks, moving van fleets or delivery truck fleets. Excluded are sales/rentals of vehicles.

...

“Height” means the vertical distance of a structure measured from the average elevation of the finished grade within 20 feet of the structure to the highest point of the structure.

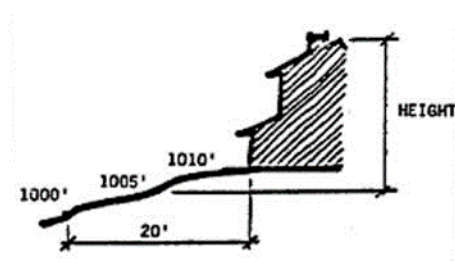


Diagram 13.04.140A

...

“Lot coverage” means the amount (typically expressed in a percentage) of the area of a lot covered by buildings. Lot coverage calculations do not include open carports, porches, open patio covers, or other similar open structures.

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...

“Vehicle, inoperable” means a vehicle that is unregistered; wrecked; burned; dismantled; lacks a motor, transmission, or wheels; is on blocks; or is otherwise incapable of being driven upon the highways in conformity with the requirements of the Vehicle Code.

“Vehicle, operable” means a vehicle that is currently registered and able to be driven upon the highways in conformity with the requirements of the Vehicle Code.

...

“Yard, exterior side” means a side yard which faces a public street on a corner lot and extends from the front yard to the rear yard.

Section 13.06.060 of the Code is amended to read as follows:

13.06.060 Home Occupations.

- A. Purpose and Intent. A home occupation is allowed as an accessory use in a residential neighborhood (residential-business district excepted) when it is a clearly incidental and secondary use of the site and is compatible with the surrounding neighborhood.
- B. Authority. The Director is authorized to approve, impose reasonable conditions upon such approval, or deny such requests.
- C. Allowed Home Occupations. Subject to the requirements of this section, the following are authorized home occupations:
 - 1. Office use for professional services that involve the use of a computer, telephone, and other electronic equipment;
 - 2. Music lessons, art lessons, academic tutoring, and similar uses as determined by the Director with limited clientele visits;
 - 3. Hairdresser services with limited clientele visits;
 - 4. On-line sales for art and craft work and similar uses as determined by the Director;
 - 5. Cottage Food Operations and Microenterprise Home Kitchen Operation as authorized by the California Retail Food Code and subject to conditions established by the County of San Diego Department of Environmental Health;
 - 6. Other uses may be permitted by the Director if the intensity of the activity is not detrimental to the surrounding neighborhood.

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D. Prohibited Home Occupations.

1. Automotive repair and/or engine rebuilding;
2. Upholstering;
3. Machine or welding shop;
4. Other similar commercial uses that are not compatible with residential uses as determined by the Director of Development Services.

E. Mandatory Conditions for Operation of Home Occupations. Home occupations may be permitted on property used for residential purposes based on the following conditions:

1. No persons, other than residents of the dwelling unit, shall be engaged in such activity.
2. There shall be no change in the outward appearance of the building or premises, or other visible evidence of the activity, nor shall it cause an undue amount of vehicular traffic or parking within the neighborhood.
3. There shall be no sales of products on the premises, except produce (fruit or vegetables) grown on the subject property.
4. Home occupations shall not host customers on the premises more frequently than one customer within a two-hour time period.
5. The home occupation operation shall be consistent with the permitted residential use, and shall not:
 - a. Create any conditions that are detrimental to the residential neighborhood such as significantly increased traffic; or
 - b. Cause increased noise, dust, lighting, odor, smoke, fumes, vibration, electrical, radio or television disturbances or violate any applicable ordinances or laws; or
 - c. Cause a change in the building code occupancy in the structure where it is located. Examples of uses that do not qualify as home occupation include automotive repair and/or engine rebuilding, upholstery, machine or welding shop or similar uses that are not compatible with residential uses. The activities conducted and equipment, material or hazardous materials used shall be identified on the business license application and shall not change the fire safety or residential occupancy classifications of the premises.

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- d. Involve the use of special equipment, cabinetry, fixtures, plumbing, or electrical wiring not ordinarily or customarily used in a dwelling.
6. No home occupation shall be conducted in an accessory building. Normal use of the garage may be permitted if such use does not obstruct required parking.
7. The use shall not involve outdoor storage of materials or supplies or storage of materials in an accessory building.
8. No signs shall be displayed in conjunction with the home occupation.
9. A home occupation is not valid until a current City business license is obtained.
10. The use shall not involve the use of commercial vehicles for delivery of materials to or from the premises, other than one vehicle not to exceed a capacity of one and one-half tons owned by the operator of such home occupation.
11. If an applicant is not the owner of the property where a home occupation is to be conducted, then a signed statement from the owner approving such use of the dwelling must be submitted with the application.
12. The home occupation shall comply with the noise regulations in Chapter 5.04.
13. The home occupation shall comply with the best management practices outlined in Chapter 9.06.

Subsection (C) of Section 13.06.070 of the Code shall be amended to read as follows:

13.06.070 Temporary Uses.

...

- C. Temporary Uses—Allowed. The following temporary uses shall be exempt from the permit requirements of this section, with the exception of any temporary use to be located on City property. The uses listed in this section, however, require compliance with the criteria contained in subsection D of this section.
 1. Parking lot and sidewalk sales on private property for outdoor display of merchandise accessory to a current on-site business located within a commercial or industrial zoned property, are limited to 15 days per calendar year. Such temporary uses are subject to additional regulations in Section 13.12.030 G.
 2. Outdoor art and craft shows or sales subject to not more than 15 days of operation or exhibition in any 90-day period;

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3. Seasonal retail sale of agricultural products raised on the premises, limited to periods of 90 days in a calendar year. A minimum of 10 off-street parking spaces shall be provided;
4. Patriotic, historic, or similar displays or exhibits subject to not more than 30 days in a calendar year;
5. Holiday display sales, that include pumpkins, Thanksgiving-related items, Christmas trees, decorations and other related accessory items, limited to no more than 90 days of operation, commencing October 15th of any given year and ending no later than January 15th of the following year;
6. Trade fairs limited to not more than 15 days of operation or exhibition in any 90-day period;
7. Charitable special events subject to not more than 15 days of operation in any 90-day period;
8. Recreational vehicles for use by guests or visitors of residents of the City are allowed subject to the conditions below. Recreational vehicles shall have the same meaning as defined in Section 13.04.140 of this title, except that boats and boat trailers are excluded:
 - a. The use shall not be permitted for more than 30 calendar days in any calendar year, and
 - b. The recreational vehicle must be parked outside the public right-of-way on a paved surface pursuant to Section 13.10.060(B)(1) of this title on property owned or leased by the host and on which there is located a permanent single-family dwelling unit occupied by the host, and
 - c. The location of the recreational vehicle shall not conflict with Fire Department access requirements, and
 - d. Water, sewer, and/or gas hook-ups except as otherwise permitted by Section 10.10.275 of this code, are not permitted. The recreational vehicle must be self-contained or water and sanitary facilities must be available within 200 feet of the vehicle, and
 - e. Temporary electrical service is permitted for the duration of the permit;
9. Pony rides, not more than 15 days in any 90-day period;
10. Additional uses determined to be similar to the foregoing, by the Director.
11. All temporary uses shall implement minimum best management practices as outlined in Chapter 9.02.

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Subsection (E) of Section 13.06.070 of the Code shall be amended to read as follows:

13.06.070 Temporary Uses.

...

- E. Temporary Uses—Permit Required. An application for a temporary use permit shall be required for the following activities and shall be subject to conditions established by this section and any other additional conditions as may be prescribed by the Director.
1. Circuses, carnivals, rodeos, or similar traveling amusement enterprises subject to the following guidelines and conditions:
 - a. All such uses shall be limited to not more than 15 days, or more than three weekends, of operation in any 180-day period. To exceed this time limitation shall require the review and approval of a conditional use permit as prescribed in Section 13.06.030;
 - b. All such activities shall have a minimum setback of 100 feet from any residential area. This may be waived by the Director if in his or her opinion no adverse impacts would result;
 - c. Adequate provisions for traffic circulation, off-street parking, and pedestrian safety shall be provided to the satisfaction of the Director;
 - d. Restrooms shall be provided;
 - e. Security personnel shall be provided;
 - f. Special, designated parking accommodations for amusement enterprise workers and support vehicles shall be provided;
 - g. Noise attenuation for generators and carnival rides shall be provided to the satisfaction of the Director;
 - h. Comply with stormwater pollution prevention policies and best management practices;
 - i. Implement any other conditions the Director deems necessary to ensure compatibility with the surrounding uses and to preserve the public health, safety and welfare.
 2. Model Homes. Model homes may be used as offices solely for the first sale of homes within a recorded tract subject to the following conditions:

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- a. The sales office may be located in a garage, trailer or dwelling;
- b. Approval shall be for a two-year period, at which time the sales office use shall be terminated and the structure restored back to its original condition. Extensions may be granted by the Director in one year increments up to a maximum of four years or until 90% of the development is sold, whichever is less;
- c. A cash deposit, letter of credit, or any security determined satisfactory to the City shall be submitted to the City, in an amount to be set by council resolution, to ensure the restoration or removal of the structure;
- d. The sales office is to be used only for transactions involving the sale, rent or lease of lots and/or structures within the tract in which the sales office is located, or contiguous tracts;
- e. Failure to terminate the sales office and restore the structure or failure to apply for an extension on or before the expiration date will result in forfeiture of the cash deposit, a halt in further construction or inspections activity on the project site, and enforcement action to ensure restoration of the structure;
- f. Street improvements and temporary off-street parking at a rate of two spaces per model shall be completed to the satisfaction of the City Engineer and Director prior to commencement of sales activities or the display of model homes;
- g. All fences proposed in conjunction with the model homes and sales office shall be located outside the public right-of-way;
- h. Flags, pennants, or other on-site advertising shall be regulated pursuant to the sign regulations of the municipal code;
- i. Use of signs shall require submission of a sign permit application for review and approval by the Department prior to installation;
- j. Each major subdivision proposing a model home complex consisting of two or more models shall provide a four square foot sign in the front yard of one or more of the models indicating that the model provides a water saving landscape and irrigation design pursuant to current City codes. A drawing or drawings shall be displayed in the model, or models, which shows the landscaping design and includes a key identifying the common name of the plants used in the design. It is encouraged that additional literature describing water conserving landscaping and irrigation be made available to prospective buyers or referenced in the interior display.

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3. Travel trailers, recreational vehicles, or mobilehomes shall be permitted on active construction sites for use as either temporary living quarters for security personnel, or as a temporary residence of the subject property owner. Recreational vehicle shall have the same meaning as defined in Section 13.04.140 of this title, except that boats and boat trailers are excluded. The following conditions shall apply:
 - a. The Director may approve the temporary use for the duration of the construction project or for a specified period, but in no event for more than two years. If exceptional circumstances exist, a one-year extension may be granted, provided that the building permit for the first permanent dwelling or structure on the same site has also been extended; and
 - b. Prior to placement of the travel trailer, mobilehome or recreational vehicle on the site, any required permits from the City building division shall be obtained; and
 - c. Any travel trailer or recreational vehicle used pursuant to this section, shall have a valid California Vehicle license; and
 - d. Any mobilehome used pursuant to this section shall meet the requirements of the State Health and Safety Code and show evidence of approval by the State Department of Housing and Community Development; and
 - e. Any permit issued pursuant to subdivision 3 of this subsection in conjunction with a construction project shall become invalid upon cancellation or completion of the building permit for which this use has been approved, or the expiration of the time for which the approval has been granted. The invalid use is then subject to the permits and regulations stated within Section 13.10.030(E).
4. Temporary outdoor storage is permitted in the industrial zones for industrial uses and storage and wholesale trades as identified in Table 13.14.030A, subsections A and B, subject to the following guidelines and conditions.
 - a. No temporary storage shall encroach into essential parking or on required handicap spaces. "Essential parking" will be an amount equal to 1.1 times the number of employees on the site. For businesses which operate in shifts or have seasonal changes in the number of employees, the number of employees on the largest shift or the highest number of employees at any time during the previous year shall be used to compute the essential parking. All employment figures must be verifiable to the satisfaction of the Director. For showroom or retail uses, essential parking will also include additional spaces provided at the rate of one space for each 250 square feet of showroom or retail floor area. Fractions of parking spaces shall be rounded up to the next whole parking space;

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- b. The stored materials shall be limited to those items normally associated with the principal use on the site. The provisions of this section shall not be construed as allowing a use by right which is conditionally permitted or prohibited by Table 13.14.030A subsections A through H, Use Regulations, nor shall it apply to those uses which are legal nonconforming in nature;
- c. The permit may be issued for a maximum period of one year. The applicant shall notify the Director of any change to the characteristics of operation or use, tenant or occupancy that occur prior to any permit renewal;
- d. Prior to establishment of the temporary outdoor storage the property owner shall record a covenant which discloses the conditions of the temporary use permit to future property owners. The form and content of the covenant is to be approved by the Director prior to recordation. A copy of the recorded document must be submitted to the City prior to establishment of use;
- e. No storage may be located in a front or corner side yard frontage area and shall be located in the area on the site which is least visible from the public right-of-way, as determined by the Director;
- f. All outdoor storage areas shall be designed to prevent both storm water run on and run off;
- g. Fencing must be view obscuring and cannot exceed eight feet in height from grade and would be subject to the following standards:
 - i. Fences must be constructed of coated chain-link with slats, solid wood fences with panels facing outward, wood with stucco, block, brick or painted metal panels. Design of fencing would be subject to the approval of the Director,
 - ii. If a fence is located on a property line, or the storage is visible from a common property line, and the adjacent land use is other than residential, the applicant must obtain written approval from the adjoining property owner to erect a chain-link fence. In the absence of an agreement only a solid fence of a type described in subparagraph (i) of this subdivision may be installed facing the adjoining property,
 - iii. If the adjoining use is residential, a solid decorative block wall will be required on the common property line,
 - iv. Fencing shall comply with the requirements of the Uniform Building Code;
- h. No outdoor storage may exceed the height of the fence;
- i. In accordance with Section 13.14.030(G)(1), no work may take place in the outdoor storage area;

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- j. No permit may be issued to a property for a one-year period if upon application for renewal it is found that within the previous temporary use permit period a notice of violation(s) was issued for a violation(s) of the temporary use permit;
 - k. Storage may not encroach into required driveways, setbacks or landscaped areas, or impede overall vehicular or pedestrian site circulation. Gates must be rolling unless otherwise approved by the Director and shall be equipped with a Knox-type security device to allow for emergency vehicle access at all times;
 - l. Upon expiration or termination of the permit, the property owner is required to remove all temporary fencing, unless constructed of solid wood with stucco, decorative block or brick. Any damaged landscaping or site improvements must be repaired or replaced within 30 days of the date of expiration or termination of the temporary use permit.
5. Sea cargo containers may be allowed temporarily on active construction sites, unless otherwise approved by the Director, subject to the following:
- a. Sea cargo containers may only be used to temporarily store building materials or merchandise for the duration of the construction project pursuant to an active building permit.
 - b. Upon expiration, termination, or completion of the building permit and/or temporary use permit, the sea container and screening material must be removed.
6. Mobile storage units or prefabricated structures, trailers, mobilehomes or recreational vehicles for temporary office use are allowed on private property, unless otherwise approved by the Director, subject to the following:
- a. The temporary use is allowed for a maximum of 90 days in any calendar year. If exceptional circumstances exist, additional time may be granted by the Director;
 - b. Adequate parking shall be provided and the structure shall not obstruct any required driveway or be located within a required landscape area;
 - c. The structure shall not be visually prominent when viewed from the public right-of-way;
 - d. The structure shall comply with applicable fire and building codes.
7. Additional uses determined to be similar to the foregoing by the Director.

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Section 13.08.070 of the Code is amended to read as follows:

13.08.070 Development review criteria.

Development review plans shall be reviewed for compliance with the purposes of the development review procedure as stated in Section 13.08.010, with the following approval criteria:

- A. Relationship of Building and Site to Surrounding Area. A development review plan shall be designed and developed in a manner compatible with existing and potential development in the immediate vicinity of the project site. Site planning on the perimeter shall give consideration to protection of the property from adverse surrounding influences, as well as, protection of the surrounding areas from potentially adverse influences within the development by such means as landscaping buffers, screens, site breaks, and use of compatible building colors and materials.
- B. Relationship of Building to Site. Building designs shall include variations in rooflines and wall planes, and incorporate windows, doors, projections, recesses, arcades and/or other building details to avoid large wall surfaces.
- C. Landscaping. The removal of significant native vegetation shall be minimized and the replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area and shall harmonize with the natural landscaping. Native and drought landscaping and plantings shall be used to the maximum extent practicable and shall screen those features listed in subsections D and E of this section and shall not obstruct significant views, either when installed or when they reach mature growth.
- D. Roads, Pedestrian Walkways, Parking, and Storage Areas. Any development involving more than one building, or structure shall provide common access roads and pedestrian walkways. Parking and outside storage areas, where permitted, shall be screened from view, to the extent feasible by existing topography, by the placement of buildings and structures, or by landscaping and plantings. The screening shall be designed in conformance with law enforcement community policing standards, by providing view corridors into the site from adjacent streets and properties to the satisfaction of the Director. Surveillance cameras may also be required if deemed necessary for public safety.
- E. Grading. Natural topography and scenic features of the site shall be retained and incorporated into the proposed development. Any grading or earth-moving operations in connection with the proposed development shall be planned and executed so as to blend with the existing terrain both on and adjacent to the site.
- F. Signs. The number, size, location and design of all signs shall comply with zoning regulations and shall not detract from the visual setting of the designated area or obstruct significant views.

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- G. Lighting. Light fixtures for walks, parking areas, driveways, and other facilities shall be provided in sufficient number and at proper locations to provide illumination and clear visibility to all outdoor areas, with minimal shadows or light leaving the property. The lighting shall be stationary, directed away from adjacent properties and shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
- H. Additional Criteria for Commercial Developments. Buildings shall be sited and designed in a manner which visually and functionally best enhances their intended use for permitted office, retail or service commercial activities.

Section 13.10.040 of the Code is amended to read as follows:

13.10.040 Site Development Criteria.

- A. The site development criteria are intended to provide minimum standards for residential development. This section shall not be construed to supersede more restrictive site development standards contained in the conditions, covenants and restrictions of any property or dwelling unit. However, in no cases shall private deed restrictions permit a lesser standard in the case of a minimum standard of this section or permit a greater standard in the case of a maximum standard of this section.

**Table 13.10.040A
Basic Development Standards—Residential**

	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
1. Minimum Net Lot Area (in square feet)	Avg. 40,000 Min. 30,000	Avg. 20,000 Min. 15,000	Avg. 10,000 Min. 8,000	6,000	none	none	none	none
2. Density Ranges (in du/gross acre)	0-1	1-2	2-4	2-5	7-14	14-22	22-30	30
3. Minimum Lot Dimensions (width/depth) (feet)	150 ¹ /150	1001/100	801/100	60/90	none	none	none	none
4. Minimum Flag Lot Frontage	20 feet	20 feet	20 feet	20 feet	36 feet	36 feet	36 feet	36 feet
5. Maximum Lot Coverage	25%	30%	35%	40%	55%	60%	70%	75%
6. Minimum Setbacks (in feet)								
Front ^{5, 6}	30	20	20	20	20	10	10	10
Exterior side yard	15	15	15	10	10	10	10	10
Interior side yard	10	10	8	5	10	10	10	10 or 15 ²
Rear	25	20	20	15	10	10	10	10 or 15 ²
7. Maximum Height (in feet)	35 (two stories)	35 (two stories)	35 (two stories)	35 (two stories)	35 (three stories)	45 (four stories)	55 (five stories)	55 (five stories)
8. Private Open Space (in sq. ft. per unit)	—	—	—	—	100	100	60	60

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9. Common Open Space (sq. ft. per unit) ^{3, 4}	—	—	—	—	150	150	100	100
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Notes:

¹ For lots located on cul-de-sacs and 90-degree radius turn streets (knuckles), the minimum lot frontage shall be 60% of the above minimum lot width, measured at the front property line. All lots on cul-de-sacs and knuckles must meet the minimum lot width for the zoning district, as identified in the table above, at a distance from the property line equal to 50% of the minimum lot depth.

² 15 feet when abutting a Single-family Residential Zone and buildings exceed 35 feet (two stories).

³ A minimum of 50% of the required common open space must be consolidated in one area with a minimum dimension (width and length) of 20 feet; however, a minimum of 500 sq. ft. of common open space in one area with a minimum dimension (width and length) of 20 feet must be provided. Refer to Section 13.10.040(F) for recreational amenities.

⁴ Refer to Section 13.30.020(K) for senior housing usable open space.

⁵ Refer to Section 13.10.040(D) for front setbacks along mobility element streets.

⁶ Refer to Section 13.10.050 for variable front yard provisions.

- B. **Ultimate Density.** The ultimate density allowed in any residential district shall be determined through the review process and public hearing process as described in this code. The Director or the Planning Commission shall have the authority to reasonably condition any residential development to ensure proper transition and compatibility to adjacent residential developments, existing or proposed.

- C. **Basic Development Standards.** Table 13.10.040A sets forth minimum development standards for residential development projects.

- D. **Front Setbacks Along Mobility Element Streets.** It is the intent of this section to create streetscape standards for building and parking setbacks that help to identify the function of streets and to improve the scenic quality and compatibility of residential development within the community. The following table, Table 13.10.040B sets forth the minimum setbacks based upon the street classification in the mobility element of the General Plan. These setbacks shall be required for all new residential development projects located on major arterials, prime arterials or collector streets, which entail new construction on undeveloped property. Building additions subsequently done by property owners in single-family residential districts will be allowed to standard setbacks.

Table 13.10.040B
Front Setbacks¹ Along Mobility Element Streets

Feature	Building	Parking
1. Detached SFR		
a. Major/Prime Arterials	35 ft.	10 ² ft.
b. Collector Street	25 ft.	10 ² ft.
2. Attached SFR and MFR		
a. Major/Prime Arterials	25 ft.	10 ft.
b. Collector Street	20 ft.	10 ft.

Notes:

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¹ Setbacks contained in Table 13.10.040B shall be measured from the ultimate right-of-way location.

² For parking other than that provided by private driveways.

- E. **Planned Residential Developments.** Planned Residential Developments are created by approval of a tentative map or tentative parcel map and are subject to all development requirements of the applicable zone, except as modified in Table 13.10.040E.

**Table 13.10.040E
Development Standards for Residential Lots Within a Planned Residential
Development**

	R-7	R-14
1. Minimum Net Lot Area (in square feet)	none	none
2. Minimum Lot Dimensions ² (width/depth) (feet)	none	none
3. Maximum Lot Coverage	55%	60%
4. Minimum Setbacks (in feet)		
Front ¹	10	10
Exterior side yard	5	5
Interior side yard	5	5
Rear	10	10

Notes:

¹Flag lots are prohibited within a planned residential development.

²For new PRDs, a minimum 10-foot setback shall apply along the property line between adjacent development.

- F. **Recreation Area/Facility.** For all development within the R-7, R-14, R-22 and R-30 districts, the developer shall provide recreational amenities in conjunction with common open space, such as, but not limited to, swimming pools and spas, and court facilities (e.g., tennis, basketball, volleyball). In addition, enclosed tot lot facilities with play equipment, and large open lawn areas are required. All recreation areas or facilities required by this section shall be maintained by private homeowners' associations or private assessment districts.
- G. **Building Separation.** Main buildings must maintain a minimum separation of 10 feet from each other. Accessory Dwelling Units must maintain a minimum separation of six feet from main buildings. Accessory structures must maintain a minimum separation of five feet from all structures.
- H. **Storage Space.** In the R-7, R-14, and R-22 districts, a minimum of 150 cubic feet of lockable enclosed storage per unit shall be provided in an easily accessible location for all residents (garages, carports, private patios). Storage area shall be in addition to any minimum size requirements for garages, carports, private patios or other areas. Substitutions meeting the intent of this requirement may be approved. In the R-30 district, development projects shall provide a minimum of 200 cubic feet of lockable enclosed storage space for residents which may be located in common areas.

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- I. Trash Enclosures and Trash Bins. Trash enclosures or individual trash bins must be provided for all developments.
1. When trash enclosures are provided, a minimum of two must be provided on-site when dumpsters and commercial waste disposal are to be provided for the development. Additional trash enclosures shall be provided as needed to meet the requirements of Chapter 9.06 and Chapter 13.36 of the City of Santee Municipal Code. The enclosures shall be designed to the satisfaction of the Director and shall include:
 - a. A minimum six-foot high solid decorative masonry wall with a solid roof and solid metal gate painted to match the on-site buildings. The enclosures shall prevent rainfall from entering the enclosure and prevent wind dispersal as well as offsite transport of trash and recycling.
 - b. All dumpsters shall have an attached waterproof cover that shall be kept closed at all times.
 - c. All gaps between walls and roof of the enclosure must be screened with a 5 mm gauge.
 - d. The trash enclosures shall be properly sized to include all containers for trash, recyclable organic waste, and renderings and shall be easily accessible, shall not be located within any required setback or landscape area and shall not block any required parking area or driveway.
 - e. Anti-graffiti surfaces shall be provided pursuant to Section 7.16.120 of this code.
 2. When individual trash bins are provided, an additional 10 square feet of storage area shall be provided in addition to the required garage space for each unit. Curbside trash collection for individual units is an acceptable alternative when access to receptacles is adequate, subject to the satisfaction of the Director.
 3. All developments must also comply with the current stormwater requirements in Section 9.06.250 (C)(1) and Section 9.06.220 (B)(2).
- J. Energy Conservation. This section sets forth requirements for energy conservation features.
1. All appliances and fixtures shall be energy conserving (e.g., reduced consumption showerheads, water conserving toilets, etc.). The requirements for the energy efficiency of buildings are set forth in the current California Energy Code for Climate Zone 10 in which the City is located.
 2. All new residential units, including accessory dwelling units, shall meet or exceed California Green Building Standards Tier 2 Voluntary Measures.

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- K. Photovoltaic Solar. This section sets forth provisions for solar access and systems. The provisions of this section shall apply to all residential districts.
1. Photovoltaic Access
 - a. All new residential development projects, except condominium conversions, shall provide for future passive or natural heating or cooling opportunities.
 - i. Consideration shall be given to lot size and configuration, orientation of a structure in an east-west alignment for southern exposure, lot size and configuration permitting orientation of a structure to take advantage of shade or prevailing breezes, topography, and other design and improvement requirements or constraints.
 - ii. Consideration shall be given to provide the long axis of the majority of individual lots within 22.5 degrees east or west of true south for adequate exposure for solar energy systems.
 - b. The location of a roof mounted solar collector is required to comply with building and fire regulations. A ground mounted solar collector is required to comply with the height and setback requirements in this section.
 - c. All dwelling units within subdivisions shall have a minimum of 100 square feet of solar access for each dwelling unit.
 2. Photovoltaic (PV) System. PV systems shall utilize high-efficiency equipment and fixtures consistent with the current Green Building Code and California Code of Regulations, Title 24 energy conservation standards.
 - a. A new single-family home and a detached accessory dwelling unit shall include at least a 2 kilowatt (kW) PV system.
 - b. Multi-family residential units shall each include at least a 1kW PV system.
 - c. A solar feasibility study, prepared by a qualified solar consultant shall be submitted to the Department of Development Services if the installation is infeasible due to poor solar resources.
- L. Equipment Screening. Any equipment, whether on the roof, side of building, or ground, shall be screened. The method of screening shall be architecturally integrated in terms of material, color, shape and size. The screening design shall blend with the building design. Where individual equipment is provided, a continuous screen is desirable.
- M. Additional Criteria for Multiple-Family Residential Developments.

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1. Site Buildings to Avoid Crowding. Where multiple buildings are proposed, the minimum building separation shall be 10 feet in accordance with Section 13.10.040(G).
2. Site and Design Buildings to Avoid Repetitions of Building or Roof Lines. This may be achieved through: variation in building setback; wall plane offsets; use of different colors and materials on exterior elevations for visual relief; and architectural projections above maximum permitted height in accordance with Section 13.10.050(C).
3. In the Urban Residential (R-30) zone, for each five-foot increase in building height over 45 feet, the wall plane shall be stepped back an additional five feet.
4. Where adjacent to a single-family residential zone, design buildings to ensure a transition in scale, form, and height with adjacent residential properties. Setbacks are required in accordance with Table 13.10.040A. Designs may incorporate elements such as building massing and orientation, location of windows, building story stepbacks, building materials, deep roof overhangs, and other architectural features that serve to further transition the scale.
5. Projects shall be designed so that assigned parking spaces are located as close as practicable to the dwelling units they serve. Refer to Section 13.24.030(B) for additional parking standards.
6. The visual impact of surface parking areas adjacent to public streets shall be minimized through the use of mounded or dense landscape strips or low decorative masonry or stucco walls no more than three and one-half feet in height. Parking areas shall be treated with decorative surface elements to identify pedestrian paths, nodes and driveways.
7. In accordance with the "Crime Prevention through Environmental Design" program, site and building design shall incorporate at a minimum, the following additional elements:
 - a. Access control by defining entrances to the site, buildings and parking areas with landscaping, architectural design, lighting, and symbolic gateways; dead-end spaces shall be blocked with fences or gates or otherwise prohibited.
 - b. Natural surveillance by designing buildings and parking structures so that exterior entrances/exits are visible from the street or by neighbors, and are well lit; windows shall be installed on all building elevations; recreation areas, elevators and stairwells shall be clearly visible from as many of the units' windows and doors as possible; playgrounds shall be clearly visible from units and not located next to parking lots or streets.

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- c. Territorial reinforcement by defining property lines with landscaping and decorative fencing; individually locking mailboxes shall be located next to the appropriate units and common mailbox facilities shall be well lit. All buildings shall be clearly addressed and visible from the adjoining street(s).
- d. Architecturally designed wayfinding signs shall be installed on the premises.
- e. Maintenance of the site and common areas by regular pruning of trees and shrubs back from windows, doors and walkways; exterior lighting shall be used and maintained and inappropriate outdoor storage shall be prohibited.

Section 13.10.050 of the Code is amended to read as follows:

13.10.050 Special Development Criteria

The special development criteria set forth in this section are intended to provide minimum standards for residential development.

A. Attached and Detached Residential Accessory Structures.

1. Attached and detached residential accessory structures which require a building permit (including, but not limited to, unenclosed patio covers, cabanas, garages, carports, and storage buildings) may encroach in a required interior side yard or rear yard, except as required in Table 13.10.040A, subject to the following limitations:
 - a. Height. The maximum height for accessory structures is 16 feet (one story).
 - b. Rear Yard Setback. Attached and detached residential accessory structures or additions may be located four feet from the rear property line, excluding eave overhang.
 - c. Side Yard Setback. Attached or detached residential accessory structures may be located four feet from the side interior property line, excluding eave overhang. Attached and detached residential accessory structures may not encroach into required exterior side yard setbacks.
 - d. Front Yard and Corner Side Yard. No detached residential accessory structure shall be placed in front of the main structure.
 - e. Size. The maximum allowable gross floor area for all detached residential accessory structures in conjunction with an existing single-family residence shall not exceed 50% of the living area of the primary residence. A 400-square-foot detached garage is permitted in all cases if a garage does not currently exist on site.

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- f. Additional Standards for Accessory Structures.
 - i. The following items may be allowed in an accessory structure, such as a garage, workshop, cabana, or similar structure, with recording of a City-approved deed restriction:
 - (A) Wetbar/kitchen.
 - (B) Wash basin (sink and drain).
 - (C) Bathroom.
 - 2. Sea cargo containers are prohibited.
- B. Projections into Yards.
 - 1. Eaves, roof projections, awnings, and similar architectural features may project into required yards a maximum distance of two feet, provided such appendages are supported only at, or behind, the building setback line.
 - 2. Fireplace chimneys, bay windows, balconies, fire escapes, exterior stairs and landings and similar architectural features and equipment for pools and air conditioning may project into required yards a maximum distance of two feet, provided such features shall be at least three feet from a property line. Equipment must be screened with materials and colors that blend with the building design.
 - 3. Uncovered decks, platforms, uncovered porches, and landing places which do not extend above the first floor level of the main building and are not at any point more than 32 inches above grade, may project into any front or corner side yard a maximum distance of 10 feet, and project into any rear or interior side yard up to the property line. Where not extending above the first floor level but where greater than 32 inches above grade, must be at least five feet from all side property lines and 10 feet from the rear and front property lines.
 - 4. Projections Over a Slope. If a structure is constructed such that it projects over a slope, and the structure is visible from a public street, the underside of the structure shall either be enclosed or landscaping shall be provided to screen the structure from public view to the satisfaction of the Director.
 - 5. Two-story additions may encroach a maximum of five feet into the required rear yard setback if the Director determines that the encroachment is necessary for a continuation and extension of the architectural design, style, and function of the structure.
- C. Projections Above Height Limits. Except as provided for in Chapter 13.34, flues, chimneys, antennas, elevators, other mechanical equipment, utility, and mechanical features may exceed the height limit of the base district in Table

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13.10.040A by no more than 15 feet, provided such feature shall not be used for habitable space and appropriate screening is provided as determined by the Director. Architectural appurtenances to churches and other religious institutions involving a steeple, or cross combination thereof, and clock towers, may exceed the maximum height of the base district if it is determined through the development review permit or conditional use permit process that architectural compatibility and appropriate building scale are achieved and maintained.

- D. Variable Front Yard Provisions. Front setbacks required by the base district may be averaged on the interior lots within a new single-family detached or detached condominium subdivision. Additions to single-family homes in established residential subdivisions shall be allowed to build to the pre-established front yard setback of the subdivision without the need for a variance.
- E. Fences, Walls and Hedges. The following provisions regarding fences, walls and hedges shall apply to all residential districts.
1. Fences, walls, hedges, or similar view obstructing structures or plant growth that reduce visibility and the safe ingress and egress of vehicles or pedestrians shall not exceed a height of three and one-half feet in the front yard. A combination of solid and open fences (e.g., wrought iron, chain link, Plexiglas) not exceeding six feet in height may be located in a required front yard or visibility clearance area, provided such fences are constructed with at least 90% of the top two and one-half feet of their vertical surface open, and non-view-obscuring.
 2. Fences or walls, not exceeding six feet in height, may be located in a required exterior side yard, rear, or interior side yard. Walls required by the City for noise mitigation may be up to eight feet in height and may be located within the exterior side yard setback or rear setback adjacent to a street. The noise wall shall be designed such that it does not reduce visibility and the safe ingress and egress of vehicles or pedestrians.
 3. A visibility clearance area shall be required on corner lots in which nothing shall be erected, placed, planted or allowed to grow exceeding three and one-half feet in height. Such area shall consist of a triangular area bounded by the street right-of-way lines of such corner lots and a line joining points along said street lines 20 feet from the point of intersection.
 4. Outdoor recreation court fences not exceeding 12 feet in height shall be located five feet from any rear or side property lines, except when adjacent to outdoor recreation courts on adjacent properties.
 5. Barbed wire, concertina wire, or similar security devices are not allowed in residential zones.

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6. Walls constructed next to a Mobility Element Street shall be constructed with decorative materials to the satisfaction of the Director. Anti-graffiti surfaces shall be provided pursuant to Chapter 7.16.
- F. Swimming Pools, Spas and Recreational Courts.
1. Swimming pools, spas, tennis courts, basketball courts, or similar paved outdoor recreational courts, shall not be located in any required front yard, and shall be located no closer than three feet from any rear, side or corner side property line.
 2. Outdoor lighting poles and fixtures are permitted not to exceed 12 feet in height. Any such lighting shall be designed to project light downward and shall not create glare on adjacent properties.
- G. Mobile Home Parks. For mobile home park development provisions, refer to Chapter 13.22.
- H. Use of Required Yards.
1. Street Yards. Except as otherwise permitted, a street yard shall be used only for landscaping, pedestrian walkways, driveways, or off-street parking.
 2. Rear and Interior Side Yards. Except as otherwise permitted, these yards shall be used only for landscaping, pedestrian walkways, driveways, off-street parking or loading, recreational activities or similar accessory activities.
- I. Lights. All public parking areas shall be adequately lighted. All lighting shall be designed and adjusted to reflect light away from any road or street, and away from any adjoining premises. All lights and illuminated signs shall be shielded or directed so as to not cause glare on adjacent properties or to motorists.

Section 13.10.060 of the Code is amended to read as follows:

13.10.060 General Provisions.

- A. Property Maintenance. All buildings, structures, yards and other improvements shall be maintained in a manner which does not detract from the appearance of the immediate neighborhood. The following conditions are prohibited:
1. Dilapidated or deteriorating structures, including, but not limited to, fences, roofs, doors, walls, and windows.
 2. Accumulation of scrap lumber, junk, trash, debris, or inoperative vehicles is prohibited.
 3. Parking of vehicles on an unpaved surface.

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4. Swimming pools that are not properly treated with chemicals as well as pools, with or without water, that are not properly fenced to prohibit access, thereby creating a threat to the public health and safety.
- B. Vehicle and Equipment Repair and Storage. The following provisions shall apply to any vehicle, motor vehicle, camper, camper trailer, trailer, unmounted camper, trailer coach, motorcycle, boat or similar conveyance in all residential districts, and to all sites in any other district used for residential occupancy:
1. Off-street parking, driveways, and storage of the above conveyances shall be conducted on an approved surface only, including concrete, concrete pavers, asphalt, and gravel. The entire area beneath the conveyance must be covered with an approved surface. Such conveyances shall be prohibited to be parked or stored on unpaved surfaces, such as lawns or dirt surface, subject to the following:
 - a. Paved areas shall not exceed 50% of the required front yard area including all areas used for parking of vehicles and the area providing access to such parking areas. This section shall not prohibit the paving of a standard width driveway (20 feet) to a required off-street parking area on a cul-de-sac lot, or other similar narrow lot as determined by the Director.
 - b. Approval of more than 50% pavement coverage with the exception of a cul-de-sac lot or other similar narrow lot described above is subject to a minor exception permit pursuant to Section 13.06.050 of this title.
 2. Servicing, repairing, assembling, disassembling, wrecking, modifying, restoring, or otherwise working on any of the above conveyances shall be prohibited, unless conducted within a garage or accessory building.
 3. Storing, placing or parking any of the above conveyances, or any part thereof, which is disabled, unlicensed, unregistered, inoperative, or from which an essential or legally required operating part is removed, shall be prohibited unless conducted within a garage or accessory building.
 4. Notwithstanding the provisions of subdivisions 1 and 2 above, emergency or minor repairs and short-term or temporary parking of any of the above conveyances, when owned by a person residing on the lot, may be conducted for an aggregate period of up to 24 hours in any continuous period of 48 hours exclusive of the screening requirements.
 5. For the purpose of this section, references to types of conveyances shall have the same meaning as defined in the Vehicle Code of the State of California, where such definitions are available.
- C. Unless otherwise specified within this code or by conditional use permit, all activities, work and storage of materials within residential districts shall entirely be within an enclosed building.

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Table 13.12.030A of Section 13.12.030 of the Code is amended to read as follows:

13.12.030 Commercial and office use regulations.

Uses listed in Table 13.12.030A shall be allowable in one or more of the commercial districts as indicated in the columns beneath each district heading. Where indicated with the letter “P,” the use shall be a permitted use in that district. Where indicated with the letter “C,” the use shall be a conditional use subject to a conditional use permit in that district. Where indicated with the letters “MC,” the use shall be a conditional use subject to a minor conditional use permit in that district. Where indicated with a dash “—,” or if the use is not specifically listed in Table 13.12.030A and is not subject to the use determination procedures contained in Section 13.04.040, the use shall not be permitted in that district. This section shall not be construed to supersede more restrictive use regulations contained in the conditions, covenants, and restrictions of any property. However, in no case shall uses be permitted beyond those allowable in this section. In the event a given use cannot be categorized in one of the districts by the Director, the use determination procedure outlined in Section 13.04.040 shall be followed.

**Table 13.12.030A
Use Regulations for Commercial/Office Districts**

Use	OP	NC	GC
A. Offices and Related Uses			
1. Administrative and executive offices	P	P	P
2. Bail bonds office	P	—	P
3. Clerical and professional offices	P	P	P
4. Financial services and institutions	P	P	P
5. Medical, dental and related health administrative and professional offices services (nonanimal related) including laboratories and clinics; only the sale of articles clearly incidental to the services provided shall be permitted	P	P	P
6. Accessory commercial uses when incidental to an office building or complex (blueprinting, stationery, quick copy, etc.)	P	P	P
B. General Commercial Uses			
1. Antique shops	—	P	P
2. Animal care facility, small animal only (animal hospital, veterinarian, commercial kennel, grooming)			
a. Excluding exterior kennel, pens or runs	—	P	P
b. Including exterior kennel, pens or runs	—	—	C
3. Apparel stores	—	P	P
4. Art, music and photographic studios and/or supply stores	P	P	P
5. Dance, gymnastics, martial arts, or fitness / sports school or studio	—	P	P

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6. Appliance repair and incidental sales including, but not limited to small household appliances, computers and vending machines, and provided all work activities and storage occurs entirely within an enclosed building	—	P	P
7. Arcades, more than amusement devices (see special requirements per Section 13.12.030(F); also subject to the provisions contained in Title 4 of this code)	—	MC	MC
8. Athletic and health clubs	P	P	P
9. Auction house (conducted completely within an enclosed building and subject to the provisions contained in Title 4 of this code)	—	—	P
10. Automotive services including automobiles, trucks, motorcycles, boats, trailers, mopeds, recreational vehicles or other similar vehicles as determined by the Director			
a. Sales	—	—	C
b. Rentals			
i. With on-site vehicle storage	—	MC	MC
ii. No on-site vehicle storage	P	P	P
c. Repairs including painting, body work and services	—	—	P
d. Washing (coin and automatic)	—	MC	P
e. Service or gasoline dispensing stations including mini-marts, accessory car washes, and minor repair services accessory to the gasoline sales	—	C	C
f. Parts and supplies excluding auto recycling or wrecking	—	P	P
11. Bakeries	—	P	P
12. Barber and beauty shops and/or supplies	P	P	P
13. Bicycle sales and shops (nonmotorized)	—	P	P
14. Blueprint and photocopy services	P	P	P
15. Book, gift and stationery stores (other than adult related material)	P	P	P
16. Candy stores and confectioneries	—	P	P
17. Catering establishments (excluding mobile catering trucks)	—	—	P
18. Cleaning and pressing establishments, retail	P	P	P
19. Cemeteries	—	—	—
20. Commercial recreation facilities			
a. Indoor uses including, but not limited to, bowling lanes, theaters, and billiard parlors	—	—	P
b. Outdoor uses, including, but not limited to, golf, tennis, basketball, baseball, trampolines, and drive-in theaters	—	—	C
21. Contractor (all storage of material, equipment within an enclosed building)	—	—	P
22. Dairy products stores	—	P	P

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23. Department stores	—	P	P
24. Drive-in business (excluding theaters and fast food restaurants)	—	P	P
25. Drug stores and pharmacies	P	P	P
26. Equipment sales/rental yards (light equipment only)	—	—	MC
27. Farmer's market (See Section 13.12.030(G)(4))	—	MC	MC
28. Feed and tack stores (all supplies and materials within an enclosed building)	—	—	P
29. Florist shops	P	P	P
30. Food and beverage sales or service			
a. Cocktail lounge, bar or tavern			
i. Not accessory to a restaurant and with or without entertainment, other than adult related	C	C	C
ii. Accessory to a restaurant, coffee shop and with or without entertainment, other than adult related	P	P	P
b. Nightclubs or dance halls, not including adult related entertainment	—	C	C
c. Snack bars, delicatessens, or refreshment stands, take-out only, and accessory to an office use	P	P	P
d. Fast food restaurants with drive-in or drive-through service	—	C	C
e. Restaurants or coffee shops, other than fast food with or without alcoholic beverages and without entertainment	P	P	P
f. Supermarkets (including the sale of alcoholic beverages)	—	P	P
g. Convenience markets	—	P	P
h. Liquor stores	—	C	C
i. Clubs and lodges with alcoholic beverage service	—	C	C
31. Furniture stores, repair and upholstery	—	P	P
32. General retail stores	—	P	P
33. Hardware stores	—	P	P
34. Home improvement centers			
a. Material stored and sold within enclosed buildings	—	P	P
b. Outdoor storage of material such as lumber and building materials	—	—	MC
35. Hotels and motels	C	—	C
36. Interior decorating service	P	P	P
37. Janitorial services and supplies	—	P	P
38. Jewelry stores	—	P	P
39. Kiosks for general retail and food sales, key shops, film drops, automatic teller machines, etc. in parking lots	MC	MC	MC

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40. Laundromat and dry cleaning services	—	P	P
41. Locksmith shop	—	P	P
42. Mining	C	C	C
43. Mobile home sales	—	—	C
44. Mortuaries, excluding crematoriums	—	—	P
45. Newspaper and magazine stores	P	P	P
46. Nightclub, teenage	—	—	C
47. Nurseries (excluding horticultural nurseries) and garden supply stores; provided all equipment, supplies and material are kept within an enclosed building	—	P	P
a. with outdoor storage and supplies	—	MC	MC
48. Office and business machine stores and sales	P	P	P
49. Parking facilities (commercial) where fees are charged	P	—	P
50. Pawnshop	—	—	P
51. Parcel delivery service (excluding on-side truck storage and truck terminals)	—	—	P
52. Political or philanthropic headquarters	P	P	P
53. Pet shop ¹	—	P	P
54. Plumbing shop and supplies (all materials stored within an enclosed building)	—	P	P
55. Printing and publishing	P	—	P
56. School, business or trade (all activities occurring within an enclosed building)	P	P	P
57. School, commercial (all activities occurring within an enclosed building)	—	P	P
58. Second hand store or thrift shop	—	P	P
59. Shoe stores, sales and repair	—	P	P
60. Shopping center subject to provisions in Section 13.12.030(F)	—	C	C
61. Small collection facility	P	P	P
62. Spiritualist readings or astrology forecasting	—	—	P
63. Sporting goods stores	—	P	P
64. Stamp and coin shops	—	P	P
65. Swimming pool or spa sales and/or supplies	—	P	P
66. Tailor or seamstress	P	P	P
67. Tanning salon, massage, and other body conditioning services	—	P	P
68. Tattoo parlor or body piercing salon	—	—	—
69. Taxidermist	—	—	P
70. Television, radio sales and service	—	P	P
71. Tire sales and installation, not including retreading and recapping	—	—	P

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72. Toy stores	—	P	P
73. Travel agencies	P	P	P
74. Transportation facilities (train, bus, taxi depots)	C	C	C
75. Variety stores	—	P	P
C. Public and Semi-Public Uses			
1. Ambulance service	C	C	C
2. Art galleries and museums, public or private	P	P	P
3. Biological habitat preserves (unless otherwise approved by another entitlement)	P	P	P
4. Churches, convents, monasteries and other religious institutions	C	C	C
5. Clubs and lodges, including YMCA, YWCA and similar group uses without alcoholic beverage sales (clubs and lodges serving or selling alcoholic beverages shall come under the provisions of subsection (B)(30) of this table)	MC	MC	MC
6. Convalescent facilities and hospitals	C	—	C
7. Day care center facilities	C	C	C
8. Detention facility	—	—	—
9. Educational facilities, excluding business or trade schools and commercial schools	C	C	C
10. Library	P	P	P
11. Parks and recreation facilities, public or private (excluding commercial recreation facilities)	C	C	C
12. Post office	P	P	P
13. Public buildings and facilities	C	C	C
14. Radio or television broadcast studio	—	—	C
D. Accessory Uses			
1. Auxiliary structures and accessory uses customarily incidental to a permitted use and contained on the same site	P	P	P
2. Caretaker's living quarters only when incidental to and on the same site as a permitted or conditionally permitted use	P	P	P
3. Amusement devices, per Section 13.12.030(F)	—	P	P
E. Temporary Uses			
1. Temporary uses subject to the provisions contained in Section 13.06.070	P	P	P

Note:

¹ Subject to pet sourcing requirements of the State of California.

Section 13.12.040 of the Code is amended to read as follows:

13.12.040 Site Development Criteria.

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The site development criteria set forth in this section are intended to provide minimum standards for the development and use of land within the commercial/office districts. These site development criteria should be used in conjunction with the design guidelines which are set forth in Section 13.08.070. Use of the design guidelines in conjunction with these criteria will assist the designer in determining the best design for any given development project.

- A. **Site Dimensions and Height Limitations.** Table 13.12.040A sets forth the minimum lot dimensions and height limitations. The creation of new lots within these zones shall conform to these minimum dimensions, except in the case of condominium lots or lots within a shopping center, in which case, no minimums are established. This exception is only applicable when the sites in question are being developed as one integrated development and appropriate measures are taken to insure reciprocal access, parking and maintenance.
- B. **Setbacks.** Table 13.12.040B sets forth the minimum setbacks for buildings and parking facilities, as well as the amount of the setbacks to be landscaped. These provisions apply equally to each of the three commercial districts.

**Table 13.12.040A
Site Dimensions and Height Limitations**

Feature	OP	Standard NC	GC
1. Minimum lot width ¹	70 feet	300 feet	150 feet
2. Height limitations			
a. Structure within 50 feet of a residential district	25 feet	25 feet	25 feet
b. Other locations	40 feet ²	40 feet ²	40 feet ²

Notes:

¹ Parcels created within shopping centers are exempt from these standards, as long as a conceptual development plan for the entire center has been developed and appropriate easements for reciprocal access, parking and maintenance is provided.

² Proposals for development exceeding this height shall require the approval of a conditional use permit.

New Subsection (C) is added to Section 13.12.040 of the Code to read as follows:

13.12.040 Site Development Criteria.

...

- C. **Energy Conservation.** All new commercial buildings shall meet or exceed California Green Building Standards Tier 2 Voluntary Measures and shall utilize high-efficiency equipment and fixtures consistent with California Code of Regulations, Title 24 ("Title 24") energy standards.
1. **Cool Roofs.** New commercial buildings shall be installed with cool roofs and designed as required by Title 24.

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2. Photovoltaic Solar System. New commercial buildings shall be installed with at least 1.5 watt (W) photovoltaic system per square foot of building area.

Table 13.14.030A in Section 13.14.030 of the Code is amended to read as follows:

13.14.030 Industrial use regulations.

Uses listed in Table 13.14.030A shall be allowable in one or more of the industrial districts as indicated in the columns beneath each industrial district. Where indicated with the letter “P,” the use shall be a permitted use in that district. Where indicated with the letter “C,” the use shall be a conditional use subject to the conditional use permit process in that district. Where indicated with the letters “MC,” the use shall be a conditional use subject to a minor conditional use permit in that district. Where indicated with a dash “—,” or if the use is not specifically listed in Table 13.14.030A and is not subject to the use determination procedure contained in Section 13.04.040, the use shall not be permitted in that district. This section shall not be construed to supersede more restrictive use regulations contained in the conditions, covenants, and restrictions of any property. However, in no case shall uses be permitted beyond those allowable in this section. In the event a given use cannot be categorized in one of the districts by the Director, the use determination procedure outlined in Section 13.04.040 shall be followed.

**Table 13.14.030A
Use Regulations for Industrial Districts**

Uses	IL	IG
A. Industrial Uses		
1. Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared typical materials such as, but not limited to, canvas, cellophane, cloth, cork, felt, fiber, fur, glass, leather, paper (no milling), precious or semiprecious stones, metals, plaster, plastic, shells, textiles, tobacco, wood and yarns; novelty items (not including firework or other explosive type items), electrical appliances, motors and devices; radio, television, phonograph and computers; electronic precision instruments; medical and dental instruments; timing and measuring instruments; audio machinery; visual machinery; cosmetics, drugs, perfumes, toiletries and soap (not including refining or rendering of fats or oils)	P	P
2. Bottling plants	P	P
3. Building materials manufacturing, subject to the provisions	—	P
4. Cement products manufacturing	—	P
5. Fruit or vegetable packing houses	C	P
6. Fruit or vegetable products manufacturing, including frozen foods	C	P
7. Furniture upholstering	P	P
8. Hazardous waste treatment facility	—	C
9. Laboratories (chemical, dental, electrical, optical, mechanical and medical)	P	P
10. Mining	C	C
11. Rubber and metal stamp manufacturing	P	P

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Uses	IL	IG
B. Storage Trades		
1. Contractors yards, subject to the provisions of Section 13.14.030(G)	—	MC
2. Contractor (all storage of material, equipment within an enclosed building)	P	P
3. Equipment sales/rental yards	P	P
4. Fleet storage	MC	MC
5. General warehousing/wholesale and distribution	P	P
6. Mini storage, public storage	C	C
7. Trailer, truck or bus terminal	—	C
8. Vehicle storage yard	—	MC
9. Recreational vehicle storage facility	MC	MC
C. Services		
1. Administrative, executive, real estate, and/or research offices	P	P
2. Animal care facility		
a. Completely within an enclosed building	P	P
b. With exterior kennels, pens or runs	C	C
3. Appliance repair and incidental sales (including, but not limited to, small household appliances, computers and vending machines, and provided all work activities and storage occurs entirely within an enclosed building)	P	—
4. Athletic or health clubs, indoor	MC	—
5. Auction house (conducted completely within an enclosed building and subject to the provisions contained in Title 4 of this code)	P	P
6. Automotive services, including automobiles, trucks, motorcycles, boats, mopeds, recreational vehicles, or other small vehicles as determined by the Director. All vehicles shall be stored on-site and shall not occupy any required parking space, access aisle or landscape area		
a. Sales	C	MC
b. Rentals	C	MC
c. Repairs (major engine work, muffler shops, painting, body work and upholstery) completely	P	P
d. Washing (coin and automatic)	P	P
e. Service or gasoline dispensing stations including mini-marts with or without alcoholic beverage sales, accessory car washes, and/or minor repair services as accessory to the gasoline sales	C	C
7. Barber or beauty shops	P	—
8. Blueprinting and photocopying	P	P
9. Catering establishments (excluding mobile catering trucks. See Fleet Storage)	P	—
10. Collection facility, large		
a. Indoor	P	P

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Uses	IL	IG
b. Outdoor	C	C
11. Collection facility, small	P	P
12. Dance, gymnastics, martial arts, or fitness / sports school or studio - indoor	P	P
13. Distributors showrooms	P	P
14. Food and beverage sales or service		
a. Cocktail lounge, bar or tavern		
i. Not within a restaurant and with or without entertainment, other than adult related	C	—
ii. Accessory to a restaurant or a coffee shop, and without entertainment	P	—
b. Nightclubs or dance halls, not including adult related entertainment	C	—
c. Snack bars, delicatessens, or refreshment stands, accessory to a business complex	P	P
d. Fast food restaurants with drive-in or drive-through service	—	—
e. Restaurants or coffee shops, other than fast food		
i. With entertainment or dancing, other than adult related, and/or serving of alcoholic beverages	P	—
ii. Without entertainment or dancing and with or without alcoholic beverage sales	P	—
f. Clubs and lodges serving alcoholic beverages	C	—
15. Helipad without maintenance facilities	—	C
16. Home improvement centers		
a. Material stored and sold within enclosed buildings	P	P
b. Outdoor storage of material such as lumber and building materials, subject to the provisions contained in Section 13.14.030(G)(2)	MC	P
17. Interior decorating service	P	P
18. Janitorial services and/or supplies	P	—
19. Locksmith shop	P	P
20. Micro-brewery, with or without tasting room and/or food service	P	P
21. Motels, hotels, and/or convention centers	C	C
22. Music or recording studio	P	—
23. Newspaper publishing, printing and distribution, general printing, and lithography	P	P
24. Nurseries, excluding horticultural nurseries, and garden supply stores provided all equipment, supplies and materials are kept within an enclosed building or fully screened enclosure and fertilizer of any type is stored in package form only	P	—
25. Parcel delivery service (excluding truck terminals)	P	P
26. Pest control service	P	P
27. Pistol, rifle or archery range (indoor only)	P	P
28. Photography studio or video production	P	P
29. Retail sales of products produced, wholesaled, or manufactured on the premises commercial when in conjunction with a permitted or conditional use not occupying more than 25% of the gross floor area	P	P
30. Rug cleaning and repair	P	P
31. School, business or trade	P	—
32. Swimming pool sales and supplies	P	—
33. Tattoo parlor and/or body piercing salon	P	—
34. Tire re-treading and recapping	—	P
35. Tobacco paraphernalia business	—	MC
36. Welding shop	P	P
D. Public and Semi-Public Uses		
1. Ambulance services	C	C
2. Biological habitat preserve (unless approved by another entitlement)	P	P
3. Clubs and lodges, including YMCA, YWCA, and similar group uses without alcoholic beverage sales. (Clubs and lodges serving or selling alcoholic beverages shall comply with Section 13.14.030(C)(15) of this table)	MC	—

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Uses	IL	IG
4. Day care center	C	—
5. Detention facility	—	—
6. Educational facility, excluding business and trade schools and commercial schools	C	C
7. Emergency shelter (subject to the provisions of Section 13.14.030(K))	—	P
8. Parks and recreation facilities, public or private	C	—
9. Post offices and postal terminals	C	C
10. Public buildings and facilities	C	C
11. Religious institutions	C	C
12. Solid waste recycling and transfer facility	—	C
E. Accessory Uses		
1. Auxiliary structures and accessory uses customarily incidental to an otherwise permitted use and located on the same site	P	P
2. Caretakers residence only when incidental to and on the same site as a permitted or conditional use	P	P
3. Incidental services for employees on a site occupied by a permitted or conditional use, including day care, recreational facilities, showers and locker rooms and eating places	P	P
4. Overnight parking of vehicles used regularly in the business, provided all required parking spaces are available for use during business hours	P	P
5. Outdoor storage (subject to the provisions contained in Section 13.14.030(G)(2))	MC	MC
F. Temporary Uses		
1. Temporary uses as prescribed in Section 13.06.070 and subject to those provisions	P	P

New Subsection (D) is added to Section 13.14.040 of the Code is amended to read as follows:

13.14.040 Industrial use regulations.

...

D. Energy Conservation. All new commercial and industrial buildings shall meet or exceed California Green Building Standards Tier 2 Voluntary Measures and shall utilize high-efficiency equipment and fixtures consistent with the California Code of Regulations, Title 24 (“Title 24”) energy conservation standards.

1. Cool Roofs. All new commercial and industrial buildings shall be installed with cool roofs and designed as required by Title 24.
2. Photovoltaic Solar System. New commercial and industrial buildings shall be installed with at least 1.5 watt (W) photovoltaic system per square foot of building area.

Subsection (A) of Section 13.16.020 of the Code is amended to read as follows:

13.16.020 Park/open space use regulations.

A. Uses listed in Table 13.16.020A shall be allowable. Where indicated with the letter “P,” the use shall be a permitted use. Where indicated with the letter “C,” the use shall be a conditional use subject to the conditional use permit. Where indicated

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with the letters “MC,” the use shall be subject to a minor condition use permit. Where indicated with a dash “—,” or if the use is not specifically listed in Table 13.16.020A, the use shall not be permitted. This section shall not be construed to supersede more restrictive use regulations contained in the conditions, covenants and restrictions of any property. However, in no case shall uses be permitted beyond those allowable in this section. In the event a given use cannot be categorized in one of the districts by the Director, the procedure outlined in Section 13.04.040, Use determination, shall be followed.

Section 13.21.070 of the Code is amended to read as follows:

13.21.070 Performance standards for commercial/office use.

- A. The activity shall comply with all provisions of the general development performance standards of Section 13.30.010 through Section 13.30.030, including residential noise standards.
- B. There shall be no vendor deliveries before 7:00 a.m. and after 6:00 p.m.
- C. All business activity must be conducted within an enclosed building and there shall not be outside storage of products or materials.
- D. One permanent sign is allowed, not to exceed 21 square feet, and shall be wall mounted. Electronic message signs are not permitted.
- E. Overnight parking of no more than one commercial type vehicle or vehicle identified for business purposes is permitted, provided that the vehicle does not exceed a capacity of one and one-half tons, that the vehicle is registered to an occupant of the residence, and the vehicle does not utilize a parking space required for the residential use.
- F. A building may be used for residential and nonresidential use pursuant to this chapter. (Ord. 566 § 3, 2019)

Section 13.21.080 of the Code is amended to read as follows:

13.21.080 Residential Use within the IL light industrial base district.

- A. All new construction shall be in conformance with the IL light industrial district.
- B. Notwithstanding subsection A of this section, minor residential building additions are allowed by right that cumulatively do not exceed 50% of the square footage of the existing residence, and do not exceed the maximum permitted lot coverage of 40%.
- C. Within the light industrial base district, the principal residential use shall not be allowed to be reestablished after the residential structure has been replaced with a structure intended for a light industrial principal use.

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Subsection (B) of Section 13.24.040 of the Code is amended to read as follows:

13.24.040 Parking Requirements

...

B. Nonresidential.

1. Commercial, Retail and Service Uses.

- a. Commercial uses in conjunction with the R-30 mixed use overlay shall provide one off-street parking space for each 400 square feet of leasable floor space, and may be unenclosed.
- b. Neighborhood and general commercial shopping centers shall provide one off-street parking stall for each 250 square feet of gross floor area for all buildings and/or uses in the center. This shall apply to all commercial centers in the City, unless the delineation of independent uses is provided pursuant to Section 13.24.020. If the delineation of independent uses is known, then the standards listed below shall apply.
- c. Automobile washing and cleaning establishments, except self-service: 16 parking stalls.
- d. Self-service automobile washes: two and one-half for each washing stall.
- e. Automobile service and gas station: three spaces plus two for each service bay.
- f. Cemeteries: as specified by conditional use permit.
- g. Lumber yards: one for each 250 square feet of gross floor area for retail sales, plus one for each 1,000 square feet of open area devoted to display (partially covered by roof, awning, etc.) or sales.
- h. Mortuaries and funeral homes: one parking stall for every 25 square feet or fraction thereof of assembly room or floor area.
- i. Motels and hotels: one parking space for each guest unit and two spaces for resident manager or owner, plus one space per 50 square feet of banquet seating area.
- j. Motor vehicle sales or rentals, recreational vehicle sales or rentals, automotive repair, painting, body work or service: one per 400 square feet of building gross floor area. If there is no building on-site, the parking standard shall be one space per 1,000 square feet of lot area.

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- k. Trade schools, business colleges and commercial schools: one for each three student-capacity of each classroom plus one for each faculty member or employee.
2. For new or redeveloped shopping centers within ¼ mile of the Santee Light Rail Transit station, parking space requirements shall be reduced by 10 percent from the current parking requirements.

New Subsection (E) is added to Section 13.24.040 of the Code to read as follows:

13.24.040 Parking Requirements

...

E. Electric vehicles.

1. The garage of a new single-family home shall be installed with complete 40 Amp electrical service and minimum AC Level 2 electrical vehicle charging station.
2. The garage or carport of each multi-family residential unit shall be installed with complete 40 Amp electrical service and minimum AC Level 2 electrical vehicle charging station. In addition, an electrical vehicle charging station shall be installed for 13 percent of the total guest parking spaces.
3. New office space, regional shopping centers, and movie theaters parking areas shall be installed with minimum Level 2 electrical vehicle charging station for five percent of the total number of parking spaces provided.
4. Parking areas of new industrial and other land uses employing 200 or more employees shall be installed with minimum Level 2 electrical vehicle charging stations for five percent of the total number of parking spaces provided.
5. Parking Stall Marking. Paint, in the same paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: ELECTRIC VEHICLE
6. Parking designated for “electric vehicles,” including spaces associated with clean air vehicles, shall count toward meeting the minimum on-site parking space requirements set forth in this chapter.

Section 13.30.020 of the Code to read as follows:

13.30.020 General Development Standards

...

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- D. Auxiliary Structures. Auxiliary structures shall meet all of the setback requirements for main buildings unless otherwise specified within this code. Height of auxiliary structures shall be a maximum of 16 feet.
- ...
- G. Fencing and Walls in the Open Space Zone.
1. Fences or walls located in the open space zone shall adhere to the fence height limitations of the residential zones unless otherwise approved pursuant to a development permit.
 2. The Director may approve the use of security devices such as barbed wire, concertina wire or similar devices in the open space zone, provided the fencing will not adversely impact the public health or safety and it does not present a negative visual impact.
 3. Walls constructed next to a mobility element street shall be constructed with decorative block to the satisfaction of the Director.
 4. Anti-graffiti surfaces shall be provided pursuant to Section 7.16.120 of this code.
- H. Large Family Day Care Homes. All large family day care homes shall comply with the following:
1. An area shall be provided for the temporary parking of at least two vehicles for the safe loading and unloading of children. In most cases, the driveway in front of a two-car garage will satisfy this requirement.
 2. No large family day care home shall be permitted within 300 feet of another large family day care home on the same street frontage.
 3. The premises for which application for a business license is made shall be inspected by the Fire Department and shall meet the requirements of the state Fire Marshal's regulations pertaining to large family day care homes in order for a business license to be approved.
 4. All permits and licenses required by State law shall be obtained prior to commencing operation and all such licenses or permits shall be kept valid and current.
- I. Equipment Screening. Any equipment, whether on the roof, on the side of a building, or on the ground, shall be screened from view. The method of screening shall be architecturally integrated with the building design in terms of material,

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color, shape and size. Where individual equipment is provided, a continuous screen is desirable.

- J. Trash Enclosures. All office, commercial and industrial developments shall provide an adequate number of trash enclosures on-site to meet the requirements of Chapter 9.06 and Section 9.02.230 or amendments thereto. The enclosures shall be designed to the satisfaction of the Director and shall include:
1. A minimum six-foot high solid decorative masonry wall with a solid roof and solid metal gate painted to match the on-site buildings. The enclosures shall prevent rainfall from entering the enclosure and prevent wind dispersal as well as offsite transport of trash and recycling.
 2. Each trash dumpster shall have an attached, water-proof cover that shall be kept closed at all times.
 3. All gaps between walls and roof of the enclosure must be screened with a 5 mm gauge.
 4. The trash enclosures shall be properly sized to include all containers for trash, recyclable, and organic waste, and shall be easily accessible, shall not be located within any required setback or landscape area and shall not block any required parking area or driveway.
 5. Anti-graffiti surfaces shall be provided pursuant to Section 7.16.120 of this code.
 6. All developments must also comply with the current storm water requirements in Section 9.06.250(C)(1) and Section 9.06.220(B)(2).
 7. Trash enclosures for residential projects shall conform to the provisions contained in Section 13.10.040(I) of this title.
- K. Senior Housing Usable Open Space. All senior housing projects shall provide and maintain at least 200 square feet of usable recreation or open space per dwelling unit. Such space may be at ground level, or aboveground. Interior recreation facilities may be counted towards this requirement. Off-street parking and loading areas, driveways, service areas, areas within front or side yard setbacks, and areas in which any dimension is less than five feet shall not be counted in determining the required open space. Both common open space and private open space are applicable toward the minimum.
- L. Low Impact Development (LID) Standards.
1. The project design shall incorporate LID and site design BMPs to minimize directly connected impervious areas and to promote infiltration using LID

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techniques as outlined in the County of San Diego's LID handbook. Requirements for all development projects, including priority development projects, shall include, but not be limited to, the following measures:

- a. Source control BMPs that reduce polluted runoff , including storm drain system stenciling and signage, properly designed outdoor material storage areas, properly designed trash storage areas, and implementation of efficient irrigation systems;
 - b. LID BMPs to the maximum extent practicable which maximize infiltration, provide retention, slow runoff, minimize impervious footprint, direct runoff from impervious areas into landscaping, and construct impervious surfaces to minimum widths necessary;
 - c. Buffer zones for natural water bodies, where feasible. Where buffer zones are infeasible, require project proponent to implement other buffers such as trees, access restrictions, etc., where feasible;
 - d. Submittal of proof of a mechanism under which ongoing long-term maintenance of all structural post-construction BMPs will be conducted.
 - e. Parking areas shall be designed to drain to landscape areas and private roads shall be designed to drain to vegetated swales or landscape areas.
2. The following LID site design BMPs shall be implemented for all priority development projects:
- a. For priority development projects, all runoff must be directed into a treatment control BMP prior to discharging to the MS4. The amount of runoff from impervious areas that is to drain to pervious areas shall correspond with the total capacity of the project's pervious areas to infiltrate or treat runoff, taking into considerations the pervious areas' soil condition, slope, and other pertinent factors.
 - b. For priority development projects with landscaped or other pervious areas, properly design and construct the pervious areas to effectively receive and infiltrate or treat runoff from impervious areas, taking into consideration the pervious areas' soil conditions, slope, and other pertinent factors.
 - c. For priority development projects with low traffic areas and appropriate soil conditions, construct a portion of walkways, trails, overflow parking lots, alleys, or other low-traffic areas with permeable surfaces, such as pervious concrete, porous asphalt, unit pavers, and granular materials.
3. Where applicable and determined feasible by the Director, the following LID BMPs shall be implemented at all priority development projects:

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- a. Conserve natural areas, including existing trees, other vegetation, and soils.
 - b. Construct streets, sidewalks, or parking lot aisles to the minimum widths necessary, provided that public safety and a walkable environment for pedestrians are not compromised.
 - c. Minimize the impervious footprint of the project.
 - d. Minimize soil compaction.
 - e. Minimize disturbances to natural drainages (e.g., natural swales, topographic depressions, etc.).
4. Source control and treatment control BMPs must be designed to address pollutants of concern specific to the project site and/or current highest priority pollutants as identified in the San Diego River Water Quality Improvement Plan shall be implemented at all priority development project sites.

New Subsection (M) is added to Section 13.32.045 of the Code to read as follows:

13.32.045 Prohibited signs

Any sign not specifically authorized by this chapter shall be prohibited unless required by law or utilized by a proper government agency. The following signs are expressly prohibited:

...

- M. New billboard signs

Section 13.32.050 of the Code is amended to read as follows:

13.32.050 Sign Regulations

...

- B. Signs Permitted in the Residential Zones.* The maximum signage that will be allowed in the residential zones shall be as follows:

Table 13.32.050B

Class **	Sign Type	Maximum Number	Maximum Area per Sign Face	Maximum Height
Residential	Wall	1 per major entry to project	48 sq. ft.	Not to project over roofline
		OR		

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	Freestanding	1 per major entry to project	48 sq. ft.	Not to exceed 6 feet in overall height from grade
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*Addresses are required to be shown for each development on a freestanding sign, or, if none exists, on the building.

**Residential care facilities and congregate care facilities are subject to the sign regulations above.

C. General Use Signs. Sign permits may be issued for signs included under this section throughout the City unless otherwise designated. The method of application for such signs is as per Section 13.32.030(A)(1) of this chapter. These signs are in addition to those signs expressly regulated in this chapter and are subject to the provisions listed in this subsection:

...

4. Electronic Message Center. Electronic message center (EMC) signs may be permitted in the commercial and industrial districts (except within the RB Overlay District) subject to compliance with the following requirements:
 - a. The maximum size of the sign area must comply with the sizes for the applicable use as provided in Table 13.32.050(A). Residential care and congregate care facilities are subject to sign requirements in Table 13.32.050B.
 - b. EMC signs are allowed only on parcels with frontage on prime arterials, major arterials, parkways, or collector roads with two-way left turn lane (TWLTL) as defined in the Mobility Element of the General Plan;
 - c. The copy of electronically displayed messages may change no more frequently than once every eight seconds. The transition from one message to another should be instantaneously as perceived by the human eye;
 - d. Each signage shall be complete in itself and shall not continue on a subsequent sign;
 - e. Displays on an EMC must contain static messages only and must not have movement, or the appearance of optical illusion or movement, of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement of any illumination, or the flashing, scintillating or varying of light intensity;
 - f. EMCs located in Airport Influence Area 1 of Gillespie Field are subject to review by the Federal Aviation Administration and / or the Airport Land Use Commission;
 - g. EMC Illumination Requirements. Between dusk and dawn the illumination of an EMC shall conform to the following requirements:

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- i. The luminance of an EMC shall not exceed 0.3 foot-candles more than ambient lighting conditions when measured at the recommended distance as listed below:

Area of Sign (square feet)	Measurement Distance (feet)
10	32
15	39
20	45
25	50
30	55
35	59
40	63
45	67
50	71
55	74
60	77
65	81
70	84
75	87
80	89
85	92

- ii. The luminance of an EMC shall be measured with a luminance meter set to measure foot-candles accurate to at least two decimals. Luminance shall be measured with the EMC off, and again with the EMC displaying a white image for a full color capable EMC, or a solid message for a single-color EMC. All measurements shall be taken perpendicular to the face of the EMC at the distance specified in this subdivision based on the total square footage of the area of the EMC;
- iii. The developer/sign company shall provide a copy of a luminance report prepared by a lighting or electrical engineer prior to final permit inspection;
- iv. All electronic message center signs must be equipped with a sensor or other device that automatically determines ambient illumination and is programmed to automatically dim according to ambient light conditions or can be adjusted to comply with the illumination requirements of this section.

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5. Temporary and Portable Signs. Temporary and portable signs that require a permit as set forth in Section 13.32.060.
6. Freeway-Serving Signs. The sign area and height for one freestanding sign permitted pursuant to Table 13.32.050(A) of this chapter may be increased for an eligible property as indicated in Table 13.32.050(C) of this chapter and shall be subject to the provisions in that table and this subsection.* If an eligible property is allowed a larger sign area pursuant to Table 13.32.050(A) of this chapter, then those standards shall apply.

* Excluded from the provisions of this subsection are single tenants occupying the entire building located on a separate pad within a large office/commercial center with 10 or more tenant spaces. The freestanding sign area and height for these businesses shall remain a maximum of 24 square feet in area and six feet in height.

SECTION 3. CEQA. Based upon the whole of the administrative record before it, the City Council hereby finds that the amendments of the Santee Municipal Code as set forth in this Ordinance are exempt from environmental review under the California Environmental Quality Act (“CEQA”) (Pub. Res. Code, § 21000 et seq.) pursuant to State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.) sections 15061(b)(3) and 15378(b)(5). An activity is subject to CEQA only if that activity has “the potential for causing a significant effect on the environment.” (State CEQA Guidelines, § 15061(b)(3).) An activity is thus exempt from CEQA “[w]here it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” (*Ibid.*) Here, the amendments of the Santee Municipal Code as set forth in this Ordinance do not have the potential to result in either a direct or reasonably foreseeable indirect physical change in the environment. (State CEQA Guidelines, § 15061(b)(3).) Moreover, approval of the Ordinance constitutes an administrative activity of the City and is additionally exempt from CEQA on that basis. (State CEQA Guidelines, § 15378(b)(5).) Staff is hereby directed to prepare, execute and file with the San Diego County Clerk a CEQA Notice of Exemption within five (5) working days after the adoption of this Ordinance.

SECTION 4. Codification. The City has adopted the “City of Santee Municipal Code Editorial Guidelines,” and, except as otherwise provided herein, authorizes Quality Code Publishing to make technical, non-substantive changes to conform the codified Ordinance to the guidelines. In the event a substantive conflict arises on the basis of the changes authorized by this Section, the language adopted by this Ordinance prevails. The City Clerk is authorized to provide certified copies and notice of this Ordinance or any part of this Ordinance required or advised by the law or any regulation.

SECTION 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council of the City of Santee hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrases be declared unconstitutional.

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SECTION 6. Effective Date. This Ordinance shall become effective thirty (30) days after its adoption.

SECTION 7. Publication. The City Clerk is hereby directed to certify the adoption of this Ordinance and cause a summary or 1/4 page advertisement of the same to be published as required by law.

INTRODUCED AND FIRST READ at a Public Hearing held at a Regular Meeting of the City Council of the City of Santee, California, on the 24th day of February 2021, and thereafter **ADOPTED** at a Regular Meeting of the City Council held on this 10th day of March 2021, by the following vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

MEETING DATE March 10, 2021

ITEM TITLE RESOLUTION AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH D-MAX ENGINEERING, INC. FOR WATER QUALITY MONITORING SERVICES

DIRECTOR/DEPARTMENT Development Services / Melanie Kush 

SUMMARY

This item requests the City Council authorize the execution of a professional services agreement with D-Max Engineering, Inc. (D-MAX) to provide water quality monitoring, reporting, and follow-up investigations as needed. D-MAX has unique knowledge and history from working with the City for over twelve years, and provides specialized services specifically tailored to storm water permit compliance.

This agreement is structured to align with the annual monitoring schedule which runs from October to September and which extends past the existing contract time period (Fiscal Year); to allow staff to direct additional work as needed to meet regulatory requirements; to provide for a term of three years; and to account for potential unforeseen costs associated with new State-required testing parameters and/or increased lab fees.

Staff recommends authorizing the City Manager to execute a new three-year professional services agreement with D-MAX in an amount not to exceed \$66,919 for the first year. Annual increases for this contract, if any, shall be at the sole discretion of the City and shall not exceed the San Diego All-Urban Consumers Index (CPI) for the preceding calendar year. Staff also requests in each contract year, that the City Manager may authorize annual change orders up to 10% of the then-current contract amount.

ENVIRONMENTAL REVIEW

Per California Environmental Quality Act (CEQA) Guidelines Section 15378, this action is not a project under CEQA and, therefore, is not subject to CEQA review.

FINANCIAL STATEMENT 

Funding for water quality monitoring services has been included in the adopted FY2020-21 Zone 2 Flood Control District Fund budget.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION 

Adopt the Resolution authorizing the City Manager to execute a three-year professional services agreement for water quality monitoring services with D-Max in an amount not to exceed \$66,919 for the first year; to approve annual change orders up to 10% of the then-current contract amount; and to authorize two (2) additional 12-month options to renew.

ATTACHMENT Resolution



RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES
AGREEMENT WITH D-MAX ENGINEERING, INC. FOR WATER QUALITY MONITORING
SERVICES**

WHEREAS, Order No. R9-2013-0001, National Pollutant Discharge Elimination System Permit (“Permit”) and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region was adopted by the San Diego Water Board on May 8, 2013, and amended on February 11, 2015, and November 18, 2015; and

WHEREAS, this Permit regulates discharges of stormwater and non-stormwater from MS4s operated by 39 governmental municipalities named in the Order, including the City of Santee; and

WHEREAS, this Permit includes, among other provisions, the requirement for water quality monitoring be performed in order to assess the effectiveness of storm water program efforts; and

WHEREAS, D-Max Engineering, Inc. has unique knowledge and history from working with the City for over twelve years, and provides specialized services specifically tailored to storm water permit compliance; and

WHEREAS, water quality monitoring is a standing line item in the Storm Water Program budget. As-needed services for the remainder of FY2021-21 will be funded through the existing approved Storm Water Program budget. The contract amount of \$66,919 for the first year will be budgeted for within the FY2021-22 budget.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Santee, California, authorizes the City Manager to execute a Professional Services Agreement with D-Max Engineering, Inc. in an amount not to exceed \$66,919 for the first year. The City Manager may authorize annual change orders up to 10% of the then-current contract amount. In years two and three changes in cost to reflect inflation will not exceed the change in the San Diego All-Urban Consumers Price Index.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 10th day of March, 2021, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

MEETING DATE March 10, 2021

ITEM TITLE **AWARD OF CONTRACT FOR HYDRODYNAMIC SEPARATOR
CLEANING SERVICE TO DOWNSTREAM SERVICES, INC. PER BID #20/21-20053**

DIRECTOR/DEPARTMENT Bill Maertz, Community Services

SUMMARY In compliance with the City's purchasing ordinance, Santee Municipal Code 3.24.110, the Finance Department administered a formal bid process for Hydrodynamic Separator Cleaning Service. On February 25, 2021, one bid was received and opened. Based on the requirements for lowest responsive responsible bid, staff recommends that City Council award the contract for Hydrodynamic Separator Cleaning Service to Downstream Services, Inc. for an amount not to exceed \$10,211.00 for the remainder of Fiscal Year 2020-21, \$20,422.00 for Fiscal Year 2021-22, and \$27.00 for one as-needed Hydrocarbon Boom Replacement, for a total initial award amount of \$30,660.00.

The term of the initial contract shall be March 15, 2021 through June 30, 2022, with three (3) subsequent 12-month options to renew. Annual increases for this contract, if any, shall be at the sole discretion of the City. Staff also requests City Council authorization for the City Manager to approve future purchase orders per subsequent contract renewals and annual change orders up to ten percent (10%) of the then-current contract amount; and for the Director of Community Services to execute a Notice of Completion and the City Clerk to file said Notice of Completion for each term of the contract once the work for that term has been completed to the satisfaction of the Director.

ENVIRONMENTAL REVIEW This action is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to section 15301 (maintenance of existing structures, facilities or mechanical equipment).

FINANCIAL STATEMENT ^{HJ for JM} Funding for the Fiscal Year 2020-21 portion of this contract is included in the adopted Fiscal Year 2020-21 General Fund operating budget.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION ^{MAB}

1. Award the contract for Hydrodynamic Separator Cleaning Services to Downstream Services, Inc. for an amount not to exceed \$10,211.00 for the remainder of Fiscal Year 2020-21, \$20,422.00 for Fiscal Year 2021-22, and \$27.00 for an as-needed Hydrocarbon Boom Replacement, for a total initial award amount of \$30,660.00; and
2. Authorize the City Manager to approve up to three (3) additional twelve (12)-month options to renew and one (1) ninety (90)-day extension along with the corresponding purchase orders; and
3. Authorize the City Manager to approve annual change orders up to ten percent (10%) of the then-current contract amount; and
4. Authorize the Director of Community Services to execute a Notice of Completion and the City Clerk to file said Notice of Completion upon satisfactory completion of work for each contract term.

ATTACHMENT

Bid Summary



Mayor
John W. Minto
City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

March 1, 2021
RFB 20/21-20053

Submitted PROPOSALS
for
HYDRODYNAMIC SEPARATOR CLEANING SERVICE

Proposal(s) received, verified: (N/R = non-responsive)

1. Downstream Services, Inc. \$30,660.00

MEETING DATE March 10, 2021

ITEM TITLE RESOLUTION OF THE CITY COUNCIL ACCEPTING THE CARLTON HILLS BOULEVARD EMERGENCY CMP REPAIRS (CIP 2020-26) PROJECT AS COMPLETE AND DECLARING THE TERMINATION OF THE LOCAL EMERGENCY BETWEEN 9351 AND 9359 CARLTON HILLS BOULEVARD

DIRECTOR/DEPARTMENT Marlene Best, City Manager

SUMMARY

On December 9, 2020 pursuant to Santee Municipal Code Section 2.32.060, the City Council proclaimed a local emergency, waived the requirement for formal bidding and authorized the City Manager to enter into contracts due to a failed corrugated metal pipe (CMP) storm drain between 9351 and 9359 Carlton Hills Boulevard. Staff solicited informal bids and the City entered into a contract with Downstream Services Inc. to complete the necessary repairs in an amount totaling \$75,233.00. On January 13, 2021 City Council continued the emergency due to the repairs being underway and incomplete. The City Manager approved three construction change orders in an amount totaling \$10,164.00 and all work was completed on February 18, 2021 for an amount totaling \$85,397.00.

Government Code section 8630 requires the City Council to review the need for continuing the emergency as least once every sixty days until terminated, and to terminate the emergency as soon as conditions warrant. The Director of Development Services and the City Manager recommend that the emergency be terminated as repairs to the failed storm drain have been properly completed, the risk has been mitigated and the conditions of extreme peril no longer pose an immediate danger to persons or property.

ENVIRONMENTAL REVIEW

This project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15269(c) because the project is an action necessary to prevent or mitigate an emergency.

FINANCIAL STATEMENT *As for TM*

Funding for this project was provided from the General Fund in the amount totaling \$95,000.

Original Construction Contract	\$ 75,233.00
Construction Change Orders	<u>10,164.00</u>
Total Project Cost	\$ <u>85,397.00</u>

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MAB*

Adopt the attached resolution accepting the Carlton Hills Blvd Emergency CMP Repairs (CIP 2020-26) project as complete, directing the City Clerk to file a Notice of Completion, and terminating the local emergency

ATTACHMENT

Resolution



RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
ACCEPTING THE CARLTON HILLS BOULEVARD EMERGENCY CMP REPAIRS
(CIP 2020-26) PROJECT AS COMPLETE AND DECLARING THE TERMINATION OF
THE LOCAL EMERGENCY BETWEEN 9351 AND 9359 CARLTON HILLS
BOULEVARD**

WHEREAS, Title 2, Chapter 2.32 of the City of Santee (“City”) Municipal Code empowers the City Council to declare the existence of a local emergency when conditions of extreme peril to the safety of persons and property exist or are threatened to exist in the City; and

WHEREAS, on December 9, 2020 pursuant to Santee Municipal Code Section 2.32.060, the City Council proclaimed an emergency due to a failed corrugated metal pipe (CMP) storm drain between 9351 and 9359 Carlton Hills Boulevard, waived the requirement for formal bidding and authorized the City Manager to enter into contracts to complete the necessary repair or replacement of the storm drain system for a total amount not to exceed \$95,000; and

WHEREAS, staff solicited informal bids for the necessary repairs and received three bids with the lowest bid received by Downstream Services, Inc. totaling \$75,233.00; and

WHEREAS, the City entered into a contract with Downstream Services, Inc. for the repair and relining of the storm drain in an amount totaling \$75,233.00; and

WHEREAS, on January 13, 2021, the City Council continued the emergency due to the storm drain repair work being underway; and

WHEREAS, the City Manager approved three construction change orders totaling \$10,164.00; and

WHEREAS, the repairs to the storm drain were completed on February 18, 2021 for a total contract amount of \$85,397.00; and

WHEREAS, Downstream Services, Inc. has completed the project in accordance with the contract plans and specifications; and

WHEREAS, the risk has been properly mitigated and conditions of extreme peril no longer pose an immediate danger to persons or property within the City; and

WHEREAS, pursuant to Government Code Section 8630(d), the City Council is required to review the need for continuing a previously declared local emergency at least once every 60 days and is required to declare the termination of the local emergency as soon as conditions warrant.

RESOLUTION NO. _____

NOW, THEREFORE BE IT DECLARED by the City Council of the City of Santee, California, that the work for Carlton Hills Blvd CMP Emergency Repairs (CIP 2020-26) is accepted as complete, the previously declared local emergency between 9351 and 9359 Carlton Hills Boulevard is terminated, and the City Clerk is directed to record a "Notice of Completion".

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 10th day of March, 2021, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

MEETING DATE March 10, 2021

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA PROHIBITING PARKING OF VEHICLES OVER EIGHT FEET IN HEIGHT BETWEEN THE HOURS OF 2 AM AND 6 AM ON BUENA VISTA AVENUE

DIRECTOR/DEPARTMENT Melanie Kush, Development Services 

SUMMARY

The City is initiating this request in response to complaints received regarding the parking of large vehicles for extended periods of time on Buena Vista Avenue. Staff conducted a survey of all the residents and businesses along Buena Vista Avenue and found that over eighty-eight percent (88%) of the residents and business owners were in favor of restricting overnight parking to reduce the number of vehicles stored on the street for extended periods.

Per the California Vehicle Code Section 22507, a local authority may by resolution restrict parking of vehicles that are six feet or more in height during certain hours of the day.

Staff recommends installing "No Parking" Signs that prohibit parking of vehicles over eight feet in height between the hours of 2 AM and 6 AM to discourage storage of large vehicles in the area, as shown on the attached map. Enforcement would be conducted by the City's Code Enforcement staff, and the Sheriff's Department.

ENVIRONMENTAL REVIEW

Categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15301 - Class 1 Exemption.

FINANCIAL STATEMENT 

Staff estimates the total cost to purchase and install the "No Parking" signs will be \$900.00. Funding for the installation is included in the adopted fiscal year 2020-21 Gas Tax operating budget.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION 

Adopt the attached Resolution prohibiting parking of vehicles over eight feet in height from the hours of 2 AM to 6 AM on Buena Vista Avenue between Mission Greens Road and Cottonwood Avenue.

ATTACHMENT

Resolution, with Location of Restriction attached as Exhibit "A"
Survey Request



RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
PROHIBITING PARKING OF VEHICLES OVER EIGHT FEET IN HEIGHT FROM THE
HOURS OF 2 AM TO 6 AM ON BUENA VISTA AVENUE**

WHEREAS, Staff has received a number of complaints about long term storage of large vehicles on Buena Vista Avenue from Mission Greens Road to Cottonwood Avenue; and

WHEREAS, this street is located within the City of Santee; and

WHEREAS, the California Vehicle Code Section 22507 allows a local agency, by ordinance or resolution, to prohibit or restrict the stopping, parking, or standing of vehicles, including, but not limited to, vehicles that are six feet or more in height on certain streets or highways, or portions thereof, during all or certain hours of the day; and

WHEREAS, limiting overnight parking of vehicles over eight feet in height will help reduce the storage of large vehicles on the street with minimum impact to businesses since the businesses on this street provide adequate on-site parking.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Santee, California, as follows:

It is hereby prohibited to park a vehicle over eight feet in height between the hours of 2:00 AM and 6:00 AM on Buena Vista Avenue from Mission Greens Road to Cottonwood Avenue as shown on the map attached hereto as Exhibit "A". City staff is authorized to purchase and install signs providing notice of this restriction.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 10th day of March, 2021, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Exhibit A – Location of Parking Restriction

Exhibit A - Location of Parking Restriction



Mayor
John W. Minto
City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

February 12, 2021

SUBJECT: CONSIDERATION OF A PROPOSED PROHIBITION OF OVERNIGHT ON-STREET PARKING ON BUENA VISTA AVENUE BETWEEN MISSION GREENS ROAD AND COTWOOD AVENUE

Dear Resident/Business Owner/Property Manager:

The City of Santee has received an increased number of complaints from residents in the vicinity of Buena Vista Avenue about trucks and RVs parked long-term on the street creating a traffic hazard.

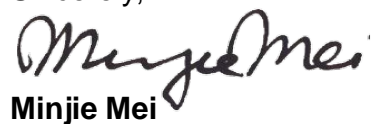
Please know that Ordinance 552, adopted on May 23, 2018, prohibits the parking of large vehicles within 50 feet of an intersection, and, where parked, to be moved at least 300 feet in 72 hours. In addition to the restrictions stated in the Ordinance, staff is considering the posting of signs which prohibit overnight parking between 2:00 a.m. to 6:00 a.m. for vehicles over 8' high between Mission Greens Road and Cottonwood Avenue, pursuant to the California Vehicle Code Section 22507.5.

Since this will apply to all vehicles over 8 feet in height, the City wants to hear from you to see if you would support the overnight parking restriction.

Please take a minute to complete and sign the form attached to this letter and return it in the self-addressed stamped envelope or by hand delivery (Building 3, City Clerk front counter) to the City by **Friday, February 26, 2021 at 5:00 P.M.**

If you have any questions, please contact Jeff Morgan, Senior Traffic Engineer, at (619) 258-4100, extension 190 or via email at jmorgan@cityofsanteeca.gov.

Sincerely,



Minjie Mei

Principal Traffic Engineer

cc. Melanie Kush, Director of Development Services
Michael Brogdon, Code Compliance Officer

Please print your name, address, and signature below:

Name: _____

Address: _____

Phone number: _____

Signature: _____

1. Are you in favor of prohibiting overnight parking for vehicles over 8' in height on both sides of Buena Vista Avenue between Mission Greens Road and Cottonwood Avenue?

YES

NO

2. If "NO", please provide your concerns.

MEETING DATE March 10, 2021

ITEM TITLE UPDATE FROM COUNCIL MEMBER TROTTER ON THE AIR POLLUTION CONTROL DISTRICT (APCD) LETTER REGARDING LANDFILL HOT SPOTS.

DIRECTOR/DEPARTMENT Council Member Trotter

SUMMARY

Update and report from Council Member Trotter.

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

Receive report.

ATTACHMENT

APCD Letter



January 15, 2021

Dear Community Member:

State law (Air Toxics "Hot Spots" Information and Assessment Act of 1987) ensures your right to know about possible health risks from toxic air contaminants emitted by sources of air pollution in your neighborhood. The San Diego County Air Pollution Control District (APCD) is the local government agency responsible for implementing this requirement in state law.

The following facility is required to notify all community members in the area where there is a potential health risk above thresholds established by APCD Rule 1210.

Facility Name: Sycamore Landfill
Address: 8514 Mast Boulevard, Santee, CA 92071
Type of Business: Landfill

Based on air emission data in 2013, the APCD requested a health risk assessment from Sycamore Landfill. The health risk assessment, approved by the APCD in October 2020, shows that some toxic air contaminants, primarily arsenic and diesel particulate matter, from Sycamore Landfill may be increasing the cancer risks for people who live in the area to a maximum increase of 38 chances in one million of getting cancer.

APCD Rule 1210 requires public notification when the cancer risk is above 10 in one million.

The APCD has prepared the enclosed "Program Fact Sheet" regarding its Air Toxic Hot Spots Program and a survey card to obtain your questions and comments regarding the information provided in this notice. If you would like more information, please complete and return the enclosed survey card to the APCD via mail, 10124 Old Grove Road, San Diego, 92131, or e-mail at apcdengineering@sdcounty.ca.gov.

For more information regarding the APCD's Air Toxics Hot Spots program, please contact the APCD at (858) 586-2600 or via e-mail at apcdengineering@sdcounty.ca.gov. For more information regarding the facility please contact Marco Cervantes, Environmental Manager, at (619) 332-9021 or MCervantes2@republicservices.com.

Sincerely,

A handwritten signature in black ink that reads "Robert C. Reider".

ROBERT C. REIDER
Interim Air Pollution Control Officer