

TO: Mayor and Council Members
Marlene Best, City Manager
Shawn Hagerty, City Attorney

FROM: Annette Ortiz, CMC, City Clerk

DATE: February 22, 2023

SUBJ: **Updated Council Meeting Materials – February 22, 2023**

PUBLIC HEARING:

- (10) Public Hearing for a Major Revision (MJR2022-2) to the Lantern Crest Congregate Care Facility (Conditional Use Permit P07-12) at 300 Lantern Crest Way to Allow an Additional 72 Units at the Facility and a Maximum Building Height of 82 Feet Under a Density Bonus Application (DB2022-1); and to Consider an Addendum to Previously Adopted Mitigated Negative Declaration (AEIS07-29) for the Project. Applicant: Santee Senior Retirement Communities, LLC (Michael Grant). (Development Services – Planning)**

The following change is proposed to Condition E under Section 4 of the Mayor Revision/Density Bonus Resolution:

- E. Development of Phase 5 shall require an application for a Major Revision.



RESOLUTION NO. _____

memory care. The project is designed to be self-contained and provides on-site security, transportation services, a pharmacy, doctor, physical therapist, a bank, a restaurant, meal service, a fitness center, a library, an indoor and outdoor swimming pool, a dog park, and many other on-site recreational amenities including a movie theater, bowling alley, and game room.

SECTION 4: Major Revision MJR2022-2 to Conditional Use Permit P07-12 and Density Bonus DB2022-1 are hereby approved subject to the following conditions as amended below:

- A. Unless superseded herein, the conditions of approval set forth in Conditional Use Permit P07-12 (Exhibit A) shall remain in effect.
- B. All construction shall be in substantial conformance with the project plans dated August 23, 2022, as amended by this Resolution.
- C. The applicant shall comply with all applicable Sections of the Municipal Code, Land Development Manual and Public Works Standards of the City of Santee.
- D. The applicant shall comply with all mitigation measures adopted for the project as set forth in the Mitigation Monitoring and Reporting Program for Mitigated Negative Declaration AEIS07-29 (SCH No. 2008071057).
- E. Development of Phase 5 shall require an application for a Major Revision.
- F. Minor changes to the site plan and building facades that are in substantial compliance with prior approvals shall be processed administratively.
- G. The applicant shall comply with all of the requirements of the Fire Marshal.
- H. Prior to Building Permit Issuance:
 1. Building plans shall include energy conservation measures and sustainable design features as required by the City of Santee's Sustainable Santee Plan and Santee Municipal Code (SMC) Titles 11 and 13.
 2. Starting with the first plan check submittal, all plan sets shall be submitted concurrently to Padre Dam Municipal Water District for review and approval. The City does not coordinate the review process with Padre Dam, this is the responsibility of the design engineer and the landscape architect.
 3. Precise Grading Plans shall be submitted to the Department of Development Services Engineering Division for review and acceptance. Submit and obtain City approval of a construction change plan that shows the following: