

RESOLUTION NO. 111-2015

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA APPROVING TOWN CENTER SPECIFIC PLAN AMENDMENT
TCSPA2015-1 TO AMEND THE RIVERVIEW OFFICE PARK SIGN
PROVISIONS IN THE TOWN CENTER SPECIFIC PLAN/RIVERVIEW OFFICE
PARK MASTER PLAN ASSOCIATED WITH DEVELOPMENT OF A BREWERY
WITH TASTING ROOM, OFFICES, WAREHOUSE, RESTAURANT AND
OUTDOOR GARDENS ON A 10.13-ACRE UNDEVELOPED PROPERTY
LOCATED AT THE NORTHEAST CORNER OF TOWN CENTER PARKWAY
AND CUYAMACA STREET IN THE TOWN CENTER SPECIFIC PLAN AREA**

**APPLICANT: RYAN COMPANIES U.S. INC.
(APN: 381-050-64)**

(RELATED CASE FILES: DR2015-10; V2015-2; AEIS2015-17)

WHEREAS, on February 8, 2006, the City Council adopted Resolution No. 008-2006 certifying a Final Master Environmental Impact Report (SCH#1999031096) ("Master EIR") and Resolution No. 009-2006 for the Amendment to the Town Center Specific Plan (TSCSPA04-01) for the 154.56-acre RiverView Office Park to establish the RiverView Master Plan; and

WHEREAS, on February 8, 2006, the City Council also adopted Resolution No. 010-2006 approving Tentative Parcel Map TPM 05-04 (Parcel Map No. 20177), subdividing 154.56 gross acres into 11 parcels; and

WHEREAS, on September 23, 2015, the City Council provided direction to staff to process a request for a Town Center Specific Plan Amendment that would modify the RiverView Office Park sign provisions for two parcels (Parcels A and B) within the Mixed Use Development Area in the RiverView Master Plan described in Exhibit A and depicted in Exhibit B attached; and

WHEREAS, on October 2, 2015, Ryan Companies U.S. Inc. submitted a complete application for Town Center Specific Plan Amendment TCSPA2015-1 associated with the development of a new brewery to allow a roof-mounted sign on Parcel A; and

WHEREAS, the amendment allows for a wider array of signs such as roof-mounted signs and theater marquee signs utilizing dynamic lighting which accommodates unique land uses and enhances the proposed design for a lively ambience and promotes iconic designs; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study (AEIS 2015-17) was conducted for the project, which includes the Town Center Specific Plan Amendment (TCSPA2015-1), Development Review (DR2015-1), and Variance (V2015-2), that concluded that the Project could

RESOLUTION NO. 111-2015

have potentially significant impacts that were not analyzed in the Master EIR, but those impacts can be mitigated to a less than significant level through mitigation measures, and that the Project is within the scope of the Master EIR, so a draft Mitigated Negative Declaration (State Clearinghouse Number 2015101021) ("Draft MND") was prepared in accordance with CEQA and the State CEQA Guidelines; and

WHEREAS, as a result of public comments on the Draft MND, the City decided to conduct a Revised Initial Study to supplement and clarify a number of issues and mitigation measures; and

WHEREAS, the Revised Initial Study also concluded that the Project could have potentially significant impacts that were not analyzed in the Master EIR, but those impacts can be mitigated to a less than significant level through mitigation measures, and that the Project is within the scope of the Master EIR; and

WHEREAS, based on the information contained in the Revised Initial Study, the City determined that a Recirculated Subsequent Mitigated Negative Declaration ("Subsequent MND") should be prepared for the Project, and a Draft Subsequent MND, State Clearinghouse Number 2015101021, was prepared in accordance with CEQA and the State CEQA Guidelines; and

WHEREAS, the Director of Development Services scheduled Town Center Specific Plan TCSPA2015-1 for public hearing on November 18, 2015 and the public hearing was continued by the City Council to a regular adjourned meeting of the City Council on December 17, 2015; and

WHEREAS, on December 17, 2015 the City Council held a duly advertised public hearing on Town Center Specific Plan Amendment TCSPA2015-1; and

WHEREAS, the City Council considered the Staff Report, all recommendations by staff and public testimony.

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

SECTION 1: CEQA Compliance. On December 17, 2015, the City Council approved and adopted the Subsequent MND (State Clearing House Number 2015101021) and its associated Mitigation Monitoring and Reporting Program, which fully disclose, evaluate and mitigate the environmental impacts of the proposed project, including the Town Center Specific Plan Amendment contemplated in this Resolution. No further environmental review is required for the City to adopt this Resolution.

RESOLUTION NO. 111-2015

SECTION 2: The proposed amendment to RiverView Master Plan Chapter VII.A.10 Signage, described in Exhibit A and depicted in Exhibit B, is approved. The City Clerk is directed to add the underlined text and diagram, and delete the strike-out text.

ADOPTED by the City Council of Santee, California, at an Adjourned Regular Meeting held this 17th day of December 2015, by the following roll call vote to wit:

AYES: HALL, MCNELIS, MINTO, VOEPEL

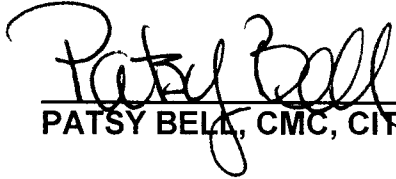
NOES: DALE

ABSENT: NONE

APPROVED:


RANDY VOEPEL, MAYOR

ATTEST:


PATSY BELL, CMC, CITY CLERK

Attachments: Exhibit A
Exhibit B

EXHIBIT A

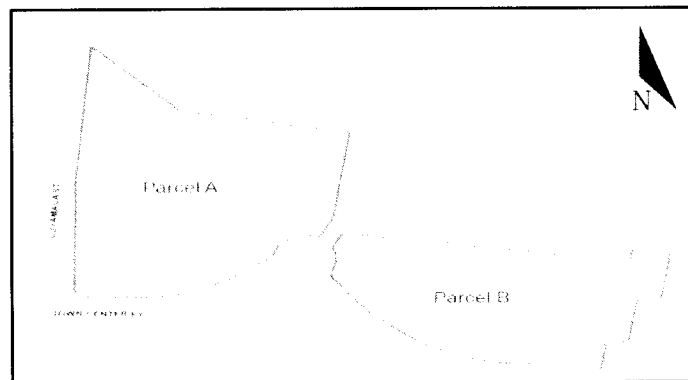
Chapter VII A.10 Signage of the RiverView Office Park shall be amended as follows:

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

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

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

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



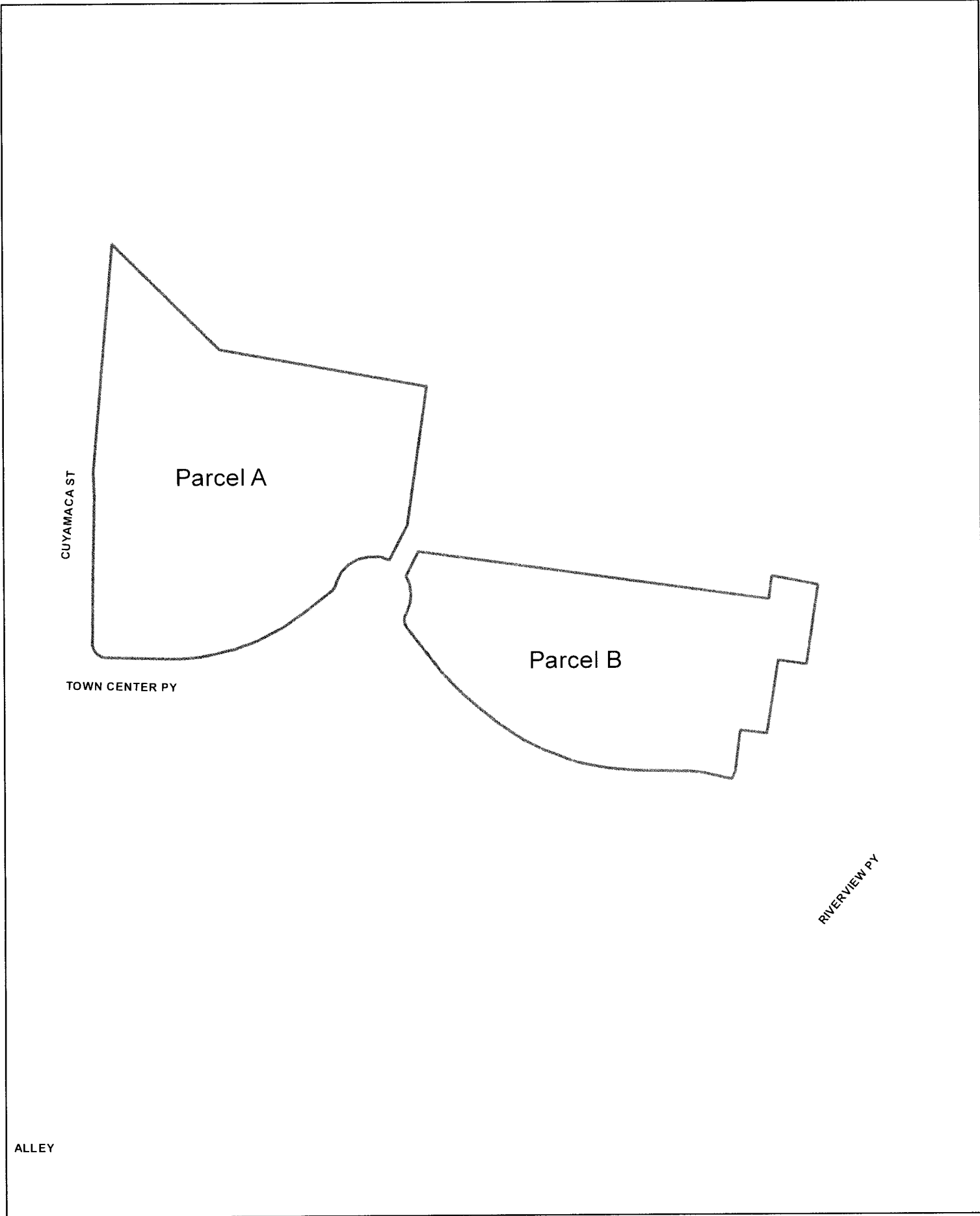


EXHIBIT B
TCSPA 2015-01