



**City Council**  
Mayor John W. Minto  
Vice Mayor Laura Koval  
Council Member Ronn Hall  
Council Member Rob McNelis  
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, February 22, 2023**

**6:30 p.m.**

**Council Chambers | Building 2**

**10601 Magnolia Ave • Santee, CA 92071**

### Staff

Assistant to the City Manager | Kathy Valverde  
Community Services Director | Nicolas Chavez  
Finance Director/Treasurer | Heather Jennings  
Fire & Life Safety Director/Fire Chief | Justin Matsushita  
Human Resources Director | Matt Rankin  
Law Enforcement | Captain Michael McNeill

### TO WATCH LIVE:

AT&T U-verse channel 99 (SD Market) | Cox channel 117 (SD County)

[www.cityofsanteeca.gov](http://www.cityofsanteeca.gov)

### IN-PERSON ATTENDANCE

Please be advised that current public health orders recommend that attendees wear face coverings while inside the Council Chambers.

### 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 appear in person and submit a speaker slip, before the item is called. Your name will be called when it is time to speak.

**PLEASE NOTE:** Public Comment will be limited to 3 minutes and speaker slips will only be accepted until the item is called. 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 Laura Koval – District 3  
Council Member Rob McNelis – District 1  
Council Member Ronn Hall – District 2  
Council Member Dustin Trotter – District 4

**LEGISLATIVE INVOCATION:** Meridian Baptist Church – Rolland Slade

**PLEDGE OF ALLEGIANCE**

**RECOGNITION:** Recognition of Bill Balog on 25 Years as Umpire-In-Chief at West Hills Little League

**PROCLAMATION:** Proclamation of the City Council Naming March 4, 2023, as Little League Day in Santee

**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; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (City Clerk – Ortiz)**
- (2) **Approval of Meeting Minutes of the Santee City Council for the February 8, 2023, Regular Meeting; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (City Clerk – Ortiz)**
- (3) **Approval of Payment of Demands as Presented; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Finance – Jennings)**
- (4) **Approval of the Expenditure of \$95,605.05 for January 2023 Legal Services and Reimbursable Costs and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Finance – Jennings)**
- (5) **Adoption of a Resolution Adopting the 2023 Multi-Jurisdictional Hazard Mitigation Plan and Santee Annex; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Fire – Matsushita)**



- (6) **Adoption of a Resolution Accepting the Magnolia Avenue Traffic Signal Upgrades Project (CIP 2019-03) as Complete and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Development Services – Engineering)**
- (7) **Claim Against the City by Scott Schutza; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Human Resources – Rankin)**
- (8) **Adoption of a Resolution Ratifying Emergency Repair Service Expenditures, Approving the First Amendment to the Contract with Paradigm Mechanical Corp. for HVAC Maintenance and Repairs, and Finding the California Environmental Quality Act (“CEQA”) Inapplicable or Relying on a CEQA Exemption per State CEQA Guidelines Section 15301. (Community Services – Chavez)**

**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.*

**PUBLIC HEARING:**

- (9) **Continued Public Hearing to Assess Community Development Needs and to Solicit Proposals for Program Year 2023 Community Development Block Grant (CDBG) and Home Program Funding Consistent with the Consolidated Plan and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Development Services – Engineering)**

Recommendation:

1. Re-open, conduct and close the Public Hearing; and
2. Direct staff to publish a summary of the Annual Action Plan; and
3. Adopt the Resolution assessing and prioritizing community development needs, allocating CDBG funds for program year 2023 and authorizing Staff to prepare and publish a draft Annual Action Plan for Program Year 2023.



- (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)**

Recommendation:

1. Conduct and Close the Public Hearing; and
2. Approve and adopt the Addendum to the previously approved Mitigated Negative Declaration (AEIS07-29) and in compliance with the provisions of the California Environmental Quality Act (CEQA) per the Resolution and authorize a filing of a Notice of Determination; and
3. Approve Major Revision MJR2022-2 to Conditional Use Permit P07-12 and Density Bonus DB2022-1 per the Resolution.

**CONTINUED BUSINESS:**

- (11) **Report Summarizing the Outcome of the Santee City Council Planning Workshop Held January 30, 2023; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (City Manager – Best)**

Recommendation:

Receive report, affirm priorities and/or provide direction as needed.

**NEW BUSINESS:**

- (12) **Fiscal Year 2022-23 Operating Budget Update and Resolution Amending the Fiscal Year 2022-23 Budget and Resolution Approving the Updated Salary Schedule; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Finance – Jennings)**

Recommendation:

1. Adopt the Resolution amending the fiscal year 2022-23 budget, including any changes as directed by the City Council.
2. Adopt the Resolution approving an amended Salary Schedule for Hourly, General, and Management Employees, effective February 23, 2023, which includes the Director of Engineering/City Engineer and Director of Planning and Building/City Planner positions.

- (13) **Authorization to Participate with the County of San Diego and City of San Diego in an Encampment Resolution Funding Program Grant Focused on the San Diego River Corridor and Finding the Program is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (City Manager – Best)**

Recommendation:

Authorize the participation in an Encampment Resolution Funding Program Grant with the County of San Diego and City of San Diego and authorize the City Manager to execute the grant application documents on behalf of the City of Santee.

- (14) **Appointment of Alternate to San Diego River Conservancy Board; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Mayor – Minto)**

Recommendation:

Take action on the Mayor’s recommendation for an alternate to the San Diego River Conservancy Board.

**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:**

**CITY MANAGER REPORTS:**

**CITY ATTORNEY REPORTS:**

**CLOSED SESSION:**

- (15) **CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION**

(Gov. Code §54956.9(d)(1))

Name of case: City of Santee v. Santee Trolley Square 991 LP, et al.

Case Number: San Diego Superior Court Case No. 37-2022-00035836-CU-OR-CTL

**ADJOURNMENT:**



BOARDS, COMMISSIONS & COMMITTEES  
FEBRUARY & MARCH MEETINGS

Feb	02	SPARC	Council Chamber
Feb	08	Council Meeting	Council Chamber
Feb	13	Community Oriented Policing Committee	Council Chamber
Feb	22	Council Meeting	Council Chamber
Mar	02	SPARC	Council Chamber
Mar	08	Council Meeting	Council Chamber
Mar	13	Community Oriented Policing Committee	Council Chamber
Mar	16	SMHFPC	Council Chamber
Mar	22	Council Meeting	Council Chamber

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](http://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.*

