



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, May 10, 2023

6:30 p.m.

Council Chambers | Building 2

10601 Magnolia Ave • Santee, CA 92071

TO WATCH LIVE:

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

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: Cornerstone Transitional Housing – Pastor John Simon

PLEDGE OF ALLEGIANCE

PROCLAMATION: Proclaiming April 30 – May 6, 2023, as National Small Business Week

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 22, March 8, March 22, April 12, 2023, Regular Meetings, the April 25, 2023, Special Meeting and the April 26, 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; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Finance – Jennings)**
- (4) **Adoption of a Resolution Adopting the First Amendment to the Santee-Lakeside Emergency Medical Services Authority (SLEMSA) Joint Exercise of Power Agreement and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Fire – Matsushita)**
- (5) **Adoption of a Resolution Awarding the Construction Contract for the Citywide Crack Sealing Program 2023 (CIP 2023-04) Project, Determining the Project is Categorically Exempt from Environmental Review Under the California Environmental Quality Act (“CEQA”) per State CEQA Guidelines Section 15301(c). (Engineering – Schmitz)**



- (6) Adoption of a Resolution Authorizing the Installation of a Loading Zone (White Zone) at 10580 Prospect Avenue for Passenger Drop-Off and Pick-Up and Finding the Action Categorically Exempt from the California Environmental Quality Act (“CEQA”) per Section 15301 of the CEQA Guidelines. (Engineering – Schmitz)
- (7) Adoption of a Resolution Awarding the Citywide Streetlight Maintenance Contract to Southwest Signal Services, Inc., Authorizing Change Orders for Fiscal Year 2023-24, and Approving a Categorical Exemption Pursuant to the Guidelines of the California Environmental Quality Act (“CEQA”). (Engineering – Schmitz)
- (8) Adoption of a Resolution Accepting the Public Improvements for the Riverview Subdivision Project (TM2018-01) as Complete and Finding this Acceptance is not a California Environmental Quality Act (“CEQA”) Project. Location: North of Town Center and West of Riverview Parkway in the Town Center Specific Plan Area. (Engineering – Schmitz)
- (9) Authorize the Award of a Contract for Audio Visual Services to ETS Productions, Inc. and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Community Services – Chavez)
- (10) Adoption of a Resolution Rejecting a Bid Protest Received, Waiving One Immaterial Deviation in the Low Bid, Authorizing the Award of a Contract for Electrical Repairs and Related Maintenance to Advanced Railway Innovations DBA Advanced Electrical Innovations per RFB #23/24-20067, and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Community Services – Chavez)
- (11) Adoption of a Resolution Authorizing the Community Services Director or Designee to Create and Implement a “Parks Outdoor Athletic Field and Court Advertising Program,” and a Policy to Govern Such Program; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (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:

- (12) Public Hearing and Introduction and First Reading of an Ordinance Amending Santee Municipal Code (“SMC”) Title 13, “Zoning” (Case File: ZA2023-1), and Introduction and First Reading of an Ordinance Amending SMC Title 1 “General Provisions,” Title 2, “Administration and Personnel,” Title 3, “Purchasing,” Title 4, “Business Licenses, Taxes and Regulations”, Title 5, “Health and Safety,” Title 8, “Streets, Sidewalks and Public Property,” Title 9, “Public Services,” Title 10, “Vehicles and Traffic,” Title 11, “Buildings and Construction,” and Title 12, “Subdivision of Land, Development Fees, and Dedications” and Finding that the Action is Exempt from Environmental Review Under the California Environmental Quality Act (“CEQA”). (City Attorney – Hagerty)**

Recommendation:

1. Open, conduct, and close the Public Hearing on the Ordinance Amending Title 13.
2. Introduce and Conduct the First Reading of both Ordinances, and set the Second Reading for both Ordinances for May 24, 2023.

CONTINUED BUSINESS:

- (13) Update on the Santee Community Center (CIP 2018-31) Project and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Community Services/Engineering – Chavez/Schmitz)**

Recommendation:

Receive presentation.

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:

ADJOURNMENT:





**BOARDS, COMMISSIONS & COMMITTEES
MAY & JUNE MEETINGS**

May	04	SPARC	Council Chamber
May	08	Community Oriented Policing Committee	Council Chamber
May	08	City Council & Santee School District Conference Committee	School District
May	10	Council Meeting	Council Chamber
May	24	Council Meeting	Council Chamber
Jun	01	SPARC	Council Chamber
Jun	12	Community Oriented Policing Committee	Council Chamber
Jun	14	Council Meeting	Council Chamber
Jun	28	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.

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.





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
NOTICE & AGENDA FOR A SPECIAL MEETING
 Santee City Council

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

SPECIAL MEETING AGENDA
SANTEE CITY COUNCIL
COUNCIL CHAMBERS | BUILDING 2
10601 MAGNOLIA AVE • SANTEE, CA 92071
WEDNESDAY, MAY 10, 2023
6:30 PM

TO WATCH LIVE:

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

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NOTICE/CALL AND AGENDA
FOR A SPECIAL MEETING
SANTEE CITY COUNCIL
WEDNESDAY, MAY 10, 2023
6:30 PM

I, John W. Minto, Mayor of the City of Santee, California, hereby give notice that a Special Meeting of the Santee City Council has been scheduled for 6:30 p.m. on Wednesday, May 10, 2023, at the Santee City Hall Council Chamber, 10601 Magnolia Avenue, Santee, CA.

- 1. Call to Order**
- 2. Closed Session:**
 Conference with Labor Negotiators
 (Gov. Code Section 54957.6)
 City Designated Representative: City Manager
 Employee Organization: Santee Firefighters Association
- 3. Adjournment**

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MEETING DATE May 10, 2023

ITEM TITLE PROCLAIMING APRIL 30 - MAY 6, 2023, AS NATIONAL SMALL BUSINESS WEEK

DIRECTOR/DEPARTMENT John Minto, Mayor

SUMMARY

National Small Business Week is an annual May event organized by the U.S. Small Business Administration (SBA) to recognize the achievements and contributions of small businesses across the nation. This year, **National Small Business Week** is being recognized from April 30th – May 6th, 2023 with national recognitions, and a two-day virtual summit featuring federal resources and educational workshops for small businesses.

There are over 32 million small businesses nationwide that contribute to both the local and national economy. According to the SBA, it is estimated that more than half of employed Americans either own or work for a small business and they create about two out of every three new jobs in the U.S. each year.

The City of Santee honors and appreciates the perseverance, resilience and entrepreneurial spirit of our small businesses, especially in these challenging times.

James Sly, CEO of the East County Economic Development Council, will be accepting the City Proclamation for National Small Business Week on behalf of the East County Small Business Development Center (SBDC), which has provided significant assistance to small businesses in Santee and East County. The City will also be recognizing a Santee small business owner representing the local business community. Ku'uipo Lawler, brewery founder of Pacific Islander Beer Company (PIB), has been bringing the aloha spirit of the islands to Santee since 2013. As one of Santee's major breweries, PIB hosts an expansive array of brewery events, and gives back to the community through local events and fundraisers.

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

Present the proclamation.

ATTACHMENTS

Proclamation





| Proclamation

WHEREAS, since 1963, the President of the United States has issued a proclamation calling for the celebration of National Small Business Week, to commemorate the achievements and contributions of small businesses nationwide; and

WHEREAS, the U.S. Small Business Administration (SBA) has announced National Small Business Week as April 30 - May 6, 2023, and,

WHEREAS, there are over 32 million small businesses nationwide that represent a vital segment of the business community and play a key role in invigorating the local and national economy; and,

WHEREAS, according to the SBA, it is estimated that more than half of employed Americans either own or work for a small business and they create about two out of every three new jobs in the U.S. each year; and,

WHEREAS, small business owners represent the cornerstone of every community, by creating business opportunity and investment, stimulating job growth, and boosting the local economy; and,

WHEREAS, small business owners represent the cornerstone of every community, by creating business opportunity and investment, stimulating job growth, and boosting the local economy; and,

NOW, THEREFORE, I, John Minto, Mayor of the City of Santee, on behalf of the City Council, do hereby proclaim April 30 - May 6, 2023, as

“National Small Business Week”

in the City of Santee and encourage citizens and community groups to celebrate and recognize the value of small businesses within our community, and support these local small businesses throughout the year by shopping locally.

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

Mayor John Minto

MEETING DATE May 10, 2023

ITEM TITLE 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”)

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

N/A

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 May 10, 2023

ITEM TITLE APPROVAL OF MEETING MINUTES OF THE SANTEE CITY COUNCIL FOR THE FEBRUARY 22, MARCH 8, MARCH 22, APRIL 12, 2023, REGULAR MEETINGS, THE APRIL 25, 2023, SPECIAL MEETING AND THE APRIL 26, 2023, REGULAR MEETING; FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

DIRECTOR/DEPARTMENT Annette Ortiz, CMC, City Clerk 

SUMMARY

Submitted for your consideration and approval are the minutes of the above meetings.

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

Approve Minutes as presented.

ATTACHMENT

Regular Meeting Minutes

- February 22, 2023
- March 8, 2023
- March 22, 2023
- April 12, 2023

Special Meeting Minutes

- April 25, 2023

Regular Meeting Minutes

- April 26, 2023

DRAFT

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
February 22, 2023**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:30 p.m.

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

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

INVOCATION: was given by Rolland Slade, Meridian Baptist Church.

PLEDGE OF ALLEGIANCE: was led by Boy Scouts of America.

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

Mayor Minto presented the Recognition to Bill Balog.

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

Mayor Minto presented proclamation to Bill Balog and Jasper.

CONSENT CALENDAR:

The City Manager requested the Council not meet in Closed Session regarding Item 15.

The City Clerk requested Item 1, 5, 6 and 7 to be pulled for discussion.

- (1) **Item Pulled for Discussion.**
- (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) **Item Pulled for Discussion.**
- (6) **Item Pulled for Discussion.**
- (7) **Item Pulled for Discussion.**
- (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) (Reso 011-2023)**

ACTION: Council Member McNelis moved approval of the Consent Calendar and Agenda as amended.

Council Member Hall seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

- (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)**

PUBLIC SPEAKER:

- Truth

ACTION: Vice Mayor Koval moved approval of staff recommendation.

Council Member McNelis seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

- (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) (Reso 009-2023)**

PUBLIC SPEAKER:

- Truth

ACTION: Council Member McNelis moved approval of staff recommendation.

Council Member Trotter seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

- (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) (Reso 010-2023)**

PUBLIC SPEAKER:

- Truth

ACTION: Council Member McNelis moved approval of staff recommendation.

Vice Mayor Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

- (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)**

PUBLIC SPEAKER:

- Truth

ACTION: Council Member McNelis moved approval of staff recommendation.

Council Member Trotter seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

NON-AGENDA PUBLIC COMMENT (15 Minutes):

- (A) Truth expressed concerns regarding political agendas.
- (B) Zandra Talbot spoke regarding an issue in her neighborhood.
- (C) Cheyenne Carlborg spoke regarding the transgender issue.
- (D) JoAnn Pastori, Lakeside Amity, spoke regarding the transgender issue.
- (E) Michael Pittman, Santee National Little League spoke regarding little league in the City.

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) (Reso 012-2023)**

The Public Hearing was opened at 7:10 p.m. The Senior Management Analyst provided a PowerPoint presentation and responded to Council questions.

PUBLIC SPEAKER:

- Steven Anderson, Crisis House (Speaker did not speak)

ACTION: Under discussion, Council Member Hall moved approval of the PY 2023 CDBG funds to be allocated as listed below; Council directed staff to publish a summary of the Annual Action Plan and adopt the Resolution approving PY 2023 CDBG funds.

Council Member Trotter seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

Public Facilities (CDBG)

City of Santee – Public Infrastructure Citywide ADA Pedestrian Ramp Project	\$189,130.00
Total	\$181,130.00

Administrative Activities (CDBG)

CDBG Program Administration	\$37,685.00
CSA San Diego County (Federally Required Fair Housing Service)	<u>\$20,500.00</u>
Total	\$58,185.00

Public Service Activities (CDBG)

	<u>Allocation</u>
Crisis House	5,000.00
Elder Help	5,000.00
Meals on Wheels	5,000.00
Santee Food Bank	18,640.00
Santee Santas	5,000.00
Voices for Children	<u>5,000.00</u>
Total	\$43,640.00

Grand Total Allocation **\$282,955.00**

The Public Hearing was closed at 7:18 p.m.

- (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) (Resos 013-2023 and 014-2023)**

The Public Hearing was opened at 7:19 p.m. The Principal Planner provided a PowerPoint presentation and responded to Council questions with staff assistance.

PUBLIC SPEAKERS:

- Truth
- Michael Grant, Lantern Crest

ACTION: Council Member Trotter moved approval of staff recommendation.

Council Member McNelis seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: No; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 1.

The Public Hearing was closed at 8:02 p.m.

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)**

The City Manager provided a PowerPoint presentation and responded to Council questions.

PUBLIC SPEAKER:

- Truth

Under discussion, the Council concurred on the priorities, being road repairs, fire service, and technology, along with previously outlined priorities.

ACTION: Council Member Hall moved approval of staff recommendation.

Vice Mayor Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

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) (Resos 015-2023 and 016-2023)**

The Finance Director provided a PowerPoint presentation and, with assistance from the City Attorney, responded to Council questions.

PUBLIC SPEAKER:

- Truth

ACTION: Council Member McNelis moved approval of staff recommendation.

Vice Mayor Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

- (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)**

The City Manager provided a brief report on the Item and, with assistance from the San Diego County Program Coordinator Megan O’Dowd, responded to Council questions.

PUBLIC SPEAKER:

- Truth

ACTION: Council Member Hall moved approval of staff recommendation.

Vice Mayor Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: No. Ayes: 4. Noes: 1.

- (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)**

Mayor Minto and Council Member Trotter spoke regarding the Item.

PUBLIC SPEAKER:

- Truth

ACTION: Mayor Minto moved to appoint Vice Mayor Koval as alternate.

Council Member Trotter seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

NON-AGENDA PUBLIC COMMENT (Continued):

- Dan Bickford spoke regarding proposed temporary homeless housing by the County of San Diego.

CITY COUNCIL REPORTS:

Council Member Hall spoke regarding the tiny homes for the homeless.

Vice Mayor Koval requested the Fire Chief provide a brief report regarding the Santee-Lakeside Emergency Medical Services Authority (SLEMSA).

The Fire Chief provided a brief report.

CITY MANAGER REPORTS:

The City Manager provided a PowerPoint presentation on CPR and the affects it has on those that receive it.

CITY ATTORNEY REPORTS:

None.

CLOSED SESSION:

Council Members did not convene in 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:

There being no further business, the meeting was adjourned at 9:40 p.m.

Date Approved:

Annette Fagan Ortiz, CMC, City Clerk

DRAFT

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
March 08, 2023**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:30 p.m.

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

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

INVOCATION was given by Lead Minister Marshall Masser, Lakeside Christian Church.

PLEDGE OF ALLEGIANCE was led by Marshall Masser.

CONSENT CALENDAR:

- (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 Payment of Demands; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Finance – Jennings)**
- (3) **Adoption of a Resolution Awarding the Construction Contract for the Community Development Block Grant (“CDBG”) Pedestrian Ramp Improvements (CIP 2023-07) Project and Determining the Project is Categorically Exempt from Environmental Review Under the California Environmental Quality Act (“CEQA”) per State CEQA Guidelines Section 15301. (Engineering – Schmitz) (Reso 017-2023)**
- (4) **Adoption of a Resolution Accepting the Citywide Slurry Seal and Roadway Maintenance Program 2022 (CIP 2022-02) Project as Complete and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Engineering – Schmitz) (Reso 018-2023)**

- (5) **Approval of the Issuance of a Purchase Order Change Order to Border Tire, Increasing the FY 22/23 Purchase Order Amount to \$40,000 for Additional As-Needed Vehicle Tires; Finding the Acton is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Fire – Matsushita)**
- (6) **Claim Against the City by Ruben Ordunto; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Human Resources – Rankin)**

ACTION: Council Member McNelis moved approval of the Consent Calendar.

Vice Mayor Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

NON-AGENDA PUBLIC COMMENT (15 minutes):

- (A) Zandra Talbot spoke regarding an issue in her neighborhood.
- (B) Jean Emmons spoke regarding Santee homeless.
- (C) No Name spoke about public speaker policy and recession.
- (D) Michael Pittman spoke about Santee Nation Little League fields.
- (E) Truth made comments regarding various budget items.

NEW BUSINESS:

- (7) **Report of Community Oriented Policing Committee on Diversity, Equity and Inclusion Program; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (City Manager – Best)**

The Ad Hoc Committee Members Dr. Mark Foreman, Linda Roach, David Shorey and Steve Stelman provided a PowerPoint presentation. Council received information and gave direction to staff. Mayor Minto recommended the increase of one Community Oriented Policing (COMPOC) member appointing Steve Stelman.

PUBLIC SPEAKERS:

- Truth
- Michael Pittman

ACTION: Council Member Hall moved approval of staff recommendation, with Mayor Minto’s friendly amendment of appointing Steve Stelman to COMPOC.

Mayor Minto seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

- (8) **Resolution Authorizing the City Manager to Execute the First Amendment to the Professional Services Agreement with M.W. Steele Group, Inc. for the Arts and Entertainment District Overlay Expansion Project and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Planning and Building – Coyne)**
(Reso 019-2023)

The Principal Planner provided a PowerPoint presentation and responded to Council questions.

PUBLIC SPEAKERS:

- Truth
- Michael Ranson

ACTION: Council Member Trotter moved approval of staff recommendation.

Council Member McNelis seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

Council Member McNelis requested staff provide examples of various art renderings.

NON-AGENDA PUBLIC COMMENT: (Continued)

None.

CITY COUNCIL REPORTS:

Council Member Hall spoke regarding some changes to Metropolitan Transit System (MTS) that will affect Santee riders.

Vice Mayor Koval spoke regarding San Diego Association of Governments (SANDAG) Border Committee and how Caltrans is working on the 67 Freeway.

Council Member Trotter spoke about the Economic Development Council, he also spoke regarding his attendance at the West Hill Little League Day and being able to recognize the retiring umpire for over 30 years of service.

Mayor Minto reported on attending the Public Safety Committee Meeting at SANDAG.

Captain Michael McNeill responded to the Mayor’s question.

CITY MANAGER REPORTS:

The City Manager reported on the rescheduled date for Fido Fest.

CITY ATTORNEY REPORTS:

The City Attorney reported an update on efforts to recoup reimbursements from unfunded state mandates related to Storm Water requirements.

CLOSED SESSION:

Council Members recessed at 8:07 p.m. and convened in Closed Session at 8:09 p.m.

(9) 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

Council Members reconvened in Open Session at 8:16 p.m. with all members present. Mayor Minto reported existing litigation information received, no action taken.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:16 p.m.

Date Approved:

Annette Fagan Ortiz, CMC, City Clerk

DRAFT

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
March 22, 2023**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:30 p.m.

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

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

INVOCATION was given by Lead Pastor Jerry Phillips, Sunrise Church.

PLEDGE OF ALLEGIANCE was led by Savanna Johnson.

RECOGNITION: Recognition of Savanna Johnson for Her Donation of Girl Scout Cookies to the City of Santee Firefighters Three (3) Years in a Row

Council Member Trotter presented the recognition to Savanna Johnson.

CONSENT CALENDAR:

Agenda was Revised March 22, 2023, at 1:59 p.m. to withdraw Item 8.

The City Clerk requested Item 1, 2, 3, 5 and 6 to be pulled for discussion.

- (1) Item pulled for Discussion.
- (2) Item pulled for Discussion.
- (3) Item pulled for Discussion.
- (4) Adoption of a Resolution Accepting the Cuyamaca Street Resurfacing (CIP 2022-08) and Woodside Avenue Street Repairs (CIP 2022-09) Project as Complete and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Engineering – Schmitz) (Reso 020-2023)
- (5) Item pulled for Discussion.
- (6) Item pulled for Discussion.

- (7) **Adoption of a Resolution Authorizing the Submittal of a Grant Application to the Farmers Market Promotion Program (FMPP) to Enhance the Santee Farmers Market, Committing to Provide Matching Funds and Approving the Partnership Between the City of Santee and Santee Farmers Market; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (City Manager – Best) (Reso 023-2023)**
- (8) **[WITHDRAWN]**
Claim Against the City by Kyle Wong; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Human Resources)
[ITEM 8 WAS WITHDRAWN]

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

Vice Mayor Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

- (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)**

PUBLIC SPEAKER:

- Truth

ACTION: Council Member McNelis moved approval of staff recommendation.

Vice Mayor Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

- (2) **Approval of Payment of Demands; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Finance – Jennings)**

PUBLIC SPEAKER:

- Truth

ACTION: Council Member Trotter moved approval of staff recommendation.

Council Member McNelis seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

- (3) **Approval of the Expenditure of \$96,321.23 for February 2023 Legal Services and Reimbursable Costs and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Finance – Jennings)**

PUBLIC SPEAKER:

- Truth

ACTION: Council Member McNelis moved approval of staff recommendation.

Council Member Hall seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

- (5) **Adoption of a Resolution Authorizing Submission of the Annual Housing Element Progress Report for Calendar Year 2022 to the State of California Office of Planning and Research and the State of California Department of Housing and Community Development and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Planning and Building – Coyne) (Reso 021-2023)**

PUBLIC SPEAKER:

- Truth

ACTION: Council Member Hall moved approval of staff recommendation.

Council Member Trotter seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

- (6) **Adoption of a Resolution Terminating the Local Emergency Declared as a Result of the COVID-19 Pandemic and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (City Manager – Best) (Reso 022-2023)**

PUBLIC SPEAKER:

- Truth

ACTION: Council Member McNelis moved approval of staff recommendation.

Council Member Trotter seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

NON-AGENDA PUBLIC COMMENT (15 minutes):

- (A) Truth requested Council Meeting videos be uploaded to YouTube and spoke regarding the City's website and Facebook page.

PUBLIC HEARING:

- (9) **Public Hearing on and Adoption of a Resolution Amending the TransNet Local Street Improvement Program for Fiscal Years 2023 Through 2027 and Amending the Capital Improvement Program Budget and Finding the Action is Not a Project Subject to the California Environmental Quality Act ("CEQA"). (Engineering – Schmitz) (Reso 024-2023)**

The Public Hearing was opened at 6:55 p.m. The City Engineer provided a PowerPoint presentation and responded to Council questions.

ACTION: Vice Mayor Koval moved approval of staff recommendation.

Council Member Hall seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

The Public Hearing was closed at 6:59 p.m.

NEW BUSINESS:

- (10) **Resolution Appointing Jessie Bishop as Director of Human Resources on an Interim Basis and Approving Employment Agreement; Finding the Action is Not a Project Subject to the California Environmental Quality Act ("CEQA"). (City Manager – Best) (Reso 025-2023)**

ACTION: Council Member Hall moved approval of staff recommendation.

Vice Mayor Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

- (11) **Workshop on the Multiple Species Conservation Program (MSCP) City of Santee Subarea Plan and Finding that the Workshop is Not a Project Subject to the California Environmental Quality Act ("CEQA"). (Planning and Building – Coyne)**

The City Manager introduced Pat Atchison with ICF who provided a PowerPoint presentation and responded to Council questions with City Manager support.

PUBLIC SPEAKERS:

- Truth

Council received report and provided direction to staff.

(12) Community Risk Assessment and Long-Range Master Plan Presentation; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Fire – Matsushita)

The Fire Chief introduced Clay Stewart the Assistant Project Manager with AP Triton who provided a PowerPoint presentation and responded to Council questions.

PUBLIC SPEAKERS:

- Truth
- Dustyn Garhartt Santee Firefighters (Organized Group Speaker)
- Eddie Adame Santee Firefighters (Organized Group did not speak)
- Jason Custeau Santee Firefighters (Organized Group did not speak)
- Josh Caarby Santee Firefighters (Organized Group did not speak)
- Mark Varri Santee Firefighters (Organized Group did not speak)

Council received report, under discussion Mayor Minto recommended a tax measure, an increase in firefighters and adding a Training Chief administrative position. The Item will be brought back for review at an upcoming Council meeting.

(13) Resolution Establishing the Classification of a Full-Time and a Part-Time Non-Safety Emergency Medical Technician (EMT); Adopting a Revised Salary Schedule Including the Pay Range for EMTs; and Authorization to Hire Four (4) Full-Time EMTs and Eight (8) Part-Time EMTs and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Fire – Matsushita) (Reso 026-2023)

The Fire Chief provided a PowerPoint presentation and responded to Council questions.

PUBLIC SPEAKER:

- Truth

ACTION: Vice Mayor Koval moved approval of staff recommendation.

Council Member Trotter seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

NON-AGENDA PUBLIC COMMENT: (Continued)

None.

CITY COUNCIL REPORTS:

Council Member Trotter spoke regarding the Mission Trails Regional Task Force meeting regarding trail head improvements.

The Community Services Director provided a brief report.

Council Member McNelis commended staff for their work on Fido Fest.

Mayor Minto spoke about the San Diego Association of Governments (SANDAG) retreat.

CITY MANAGER REPORTS:

City Manager acknowledged Lieutenant LaDieu's departure from the Santee Sheriff Station, she mentioned the Chamber Awards Ceremony, Santee current events, information for the District 4 Town Hall Meeting on April 25, 2023, and the City of Santee communication flyer that is available online and at City Hall.

CITY ATTORNEY REPORTS:

None.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:49 p.m.

Date Approved:

Annette Fagan Ortiz, CMC, City Clerk

DRAFT

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
April 12, 2023**

This Regular Meeting of the Santee City Council was called to order by Vice Mayor Laura Koval at 6:30 p.m.

ROLL CALL: Vice Mayor Laura Koval and Council Members Ronn Hall, Rob McNelis and Dustin Trotter – 4. Absent: Mayor Minto – 1.

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

INVOCATION was given by Lead Pastor Brandon Grant, Rise City Church

PLEDGE OF ALLEGIANCE was led by Brandon Grant.

PROCLAMATION: Retirement of Santee Del Taco Owners, Duane and Cindy Johnson.

Vice Mayor Koval presented Proclamation and Certificate to Duane and Cindy Johnson.

CONSENT CALENDAR:

Council Member Trotter requested Item 5 pulled for discussion.

The City Clerk requested Items 1,2,3, 6 and 7 to be pulled for discussion.

- (1) Item pulled for Discussion.
- (2) Item pulled for Discussion.
- (3) Item pulled for Discussion.
- (4) Adoption of a Resolution Authorizing the Installation of All-Way Stop Control on Alphonse Street at the Intersection with Kerrigan Street and Finding the Action is Exempt from the California Environmental Quality Act (“CEQA”) Pursuant to CEQA Guidelines Section 15301, Class 1 Exemption. (Development Services – Schmitz) (Reso 028-2023)
- (5) Item pulled for Discussion.
- (6) Item pulled for Discussion.
- (7) Item pulled for Discussion.

ACTION: Council Member Hall moved approval of the Consent Calendar and Agenda as amended.

Council Member McNelis seconded the motion, which carried by the following vote: Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Mayor Minto – 1.

- (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)**

PUBLIC SPEAKER:

- Truth

ACTION: Council Member Hall moved approval of staff recommendation.

Council Member McNelis seconded the motion, which carried by the following vote: Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Mayor Minto – 1.

- (2) **Approval of Payment of Demands; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Finance – Jennings)**

PUBLIC SPEAKER:

- Truth

ACTION: Council Member Hall moved approval of staff recommendation.

Council Member Trotter seconded the motion, which carried by the following vote: Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Mayor Minto – 1.

- (3) **Adoption of a Resolution Authorizing the Application to and Participation in the California Department of Housing and Community Development Prohousing Designation Program and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Development Services – Coyne) (Reso 027-2023)**

PUBLIC SPEAKER:

- Truth

ACTION: Council Member McNelis moved approval of staff recommendation.

Council Member Trotter seconded the motion, which carried by the following vote: Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Mayor Minto – 1.

- (5) **Adoption of a Resolution Authorizing the Execution of a Professional Services Agreement for City Hall Slope Landscape and Irrigation Rehabilitation and Revegetation (RFP #22/23-40028) with Steven Smith Landscape, Inc. and Determining the Project is Categorically Exempt from Environmental Review Under the California Environmental Quality Act (“CEQA”) per State CEQA Guidelines Sections 15304 and 15301. (Community Services – Chavez) (Reso 029-2023)**

The Community Services Director provided a PowerPoint presentation and responded to Council questions.

ACTION: Council Member McNelis moved approval of staff recommendation.

Council Member Hall seconded the motion, which carried by the following vote: Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: No. Ayes: 3. Noes: 1. Absent: Mayor Minto – 1.

- (6) **Purchase of New Structural Firefighting Clothing (Turnouts) from Municipal Emergency Services, per the SCAPPEC County of Los Angeles, California Contract #MA-IS-1840141-6, Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Fire – Matsushita) (Reso 030-2023)**

PUBLIC SPEAKER:

- Truth

ACTION: Council Member McNelis moved approval of staff recommendation.

Council Member Trotter seconded the motion, which carried by the following vote: Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Mayor Minto – 1.

- (7) **Authorize Appropriation and Expenditure of FY2022 State Homeland Security Grant Funds in Accordance with All Program Requirements and Approve Purchase of a Polaris Off-Road Vehicle with Select Add-Ons, Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Fire – Matsushita) (Reso 031-2023)**

PUBLIC SPEAKER:

- Truth

ACTION: Council Member McNelis moved approval of staff recommendation.

Council Member Trotter seconded the motion, which carried by the following vote: Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Mayor Minto – 1.

NON-AGENDA PUBLIC COMMENT (15 minutes):

- (A) Truth made comments regarding the YMCA.
- (B) Dan Bickford spoke regarding Housing First Program and homelessness.
- (C) Michael Ranson expressed various options for the community to be more involved in government.
- (D) Lynda Marrokal spoke regarding public comment during Council meetings and environmentalist' groups.

PUBLIC HEARING:

- (8) **Public Hearing for Major Revision (MJR2022-3) to Conditional Use Permit P86-02 to Allow a Change in Use of a Children's Daycare Facility to a Public Charter Elementary School at 9580 Carlton Hills Boulevard and Finding the Project Exempt from the California Environmental Quality Act (CEQA) Pursuant to Section 15301 of the CEQA Guidelines. APN 380-031-23. Applicant: Element Education, Inc. (Development Services – Coyne) (Reso 032-2023)**

The Public Hearing was opened at 7:06 p.m. The Principal Planner provided a PowerPoint presentation and responded to Council questions with assistance from Bill Hofman, Hofman Planning Associates representing Elemental Education and Earl Otte, Director of Community Montessori.

PUBLIC SPEAKERS:

- Robert Oathoudt
- Bill Hofman (Applicant)
- Earl Otte (Applicant)

ACTION: Council Member McNelis moved approval of staff recommendation.

Council Member Trotter seconded the motion, which carried by the following vote: Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Mayor Minto – 1.

The Public Hearing was closed at 7:27 p.m.

CONTINUED BUSINESS:

- (9) **Update on Implementation of the San Diego River Corridor Ordinance and Finding the Action is Not a Project Subject to the California Environmental Quality Act("CEQA"). (City Manager – Best)**

The City Attorney provided a PowerPoint presentation and responded to Council questions with assistance from the Deputy Fire Chief and City Manager.

PUBLIC SPEAKERS:

- Truth

ACTION: Council Member McNelis moved approval of staff recommendation.

Council Member Trotter seconded the motion, which carried by the following vote: Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Mayor Minto – 1.

NEW BUSINESS:

- (10) **Resolution Granting a Request for Relief of Bid, Awarding the Construction Contract for the Prospect Avenue and Mesa Road Intersection Improvements (CIP 2020-01) Project, Determining the Project is Categorically Exempt from Environmental Review Under the California Environmental Quality Act (“CEQA”) per State CEQA Guidelines Section 15301 and Approving the Appropriation of Funds. (Development Services – Schmitz) (Reso 033-2023)**

The City Engineer provided a PowerPoint presentation and responded to Council questions.

PUBLIC SPEAKERS:

- Truth
- Dan Bickford

ACTION: Council Member Hall moved approval of staff recommendation.

Council Member Trotter seconded the motion, which carried by the following vote: Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Mayor Minto – 1.

- (11) **Resolution Approving the Updated Salary Schedule of the Mayor and Council Members for Fiscal Year 2022-23, Appropriating \$1,920.00 to the City Council Department Budget and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Finance – Jennings) (Reso 034-2023)**

The Finance Director provided a brief report and responded to Council questions.

PUBLIC SPEAKER:

- Lynda Marrokai

ACTION: Council Member Trotter moved approval of staff recommendation.

Council Member Hall seconded the motion, which carried by the following vote: Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Mayor Minto – 1.

NON-AGENDA PUBLIC COMMENT: (Continued)

None.

CITY COUNCIL REPORTS:

Council Member Trotter reminded the community about the District 4 Town Hall Meeting on April 25, 2023.

Council Member McNelis encouraged citizens to attend the County Supervisors community meeting on April 26, 2023 at 5:30 p.m.

Vice Mayor Koval announced that it was National Dispatchers week and acknowledged workers of Public Safety.

CITY MANAGER REPORTS:

The City Manager reported on Hop Down the Bunny Trail event hosted by Community Services, she then requested Captain McNeill introduce Chris Galve as Lieutenant of the Santee Sheriff Station.

CITY ATTORNEY REPORTS:

None.

CLOSED SESSION:

Council Members recessed at 7:57 p.m. and convened in Closed Session at 8:00 p.m.

(12) Conference with Legal Counsel—Existing Litigation

(Gov. Code §54956.9(d)(1))

Name of case: City of Santee v. City Wide Protection Services, et al.

Case Number: San Diego Superior Court Case No. 37-2022-00042169-CU-BC-CTL

(13) Conference with Labor Negotiators

(Gov. Code Section 54957.6)

City Designated Representative: City Manager

Employee Organization: Santee Firefighters Association

Council Members reconvened in Open Session at 8:49 p.m. with all members present, except Mayor Minto who was absent. Vice Mayor Koval reported unanimous approval of a Resolution to approve a stipulated judgement to resolve the litigation for Item 12, and for Item 13, direction was given to staff.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:49 p.m.

Date Approved:

Annette Fagan Ortiz, CMC, City Clerk

DRAFT

**Minutes
Town Hall – District 4
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
April 25, 2023**

1. Call to Order

Present: Mayor John W. Minto and Council Member Dustin Trotter.

The Special Meeting was called to order by Council Member Trotter at 6:00 p.m.

2. Town Hall Meeting – District 4

Council Member Trotter made brief comments regarding events that have occurred, goals that were achieved and future goals throughout the City; City Manager Marlene Best provided information about the Arts and Entertainment District; and the East County Advanced Water Purification Project provided a brief presentation. Council Member Trotter presented Michael Ranson, with the District 4 Person of the Year Award.

3. Public Comments and Questions

Council Member Trotter and Mayor Minto responded to questions from the community.

4. Adjournment

There being no further business, the meeting was adjourned at 7:11 p.m.

Date Approved:

Annette Ortiz, CMC, City Clerk

DRAFT

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
April 26, 2023**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:30 p.m.

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

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

INVOCATION was given by Lead Pastor Scotty James, The Village Church SD

PLEDGE OF ALLEGIANCE was led by Sam Rensberry, Public Services Manager.

PROCLAMATION: Bike Anywhere Day – May 18, 2023

Mayor Minto presented the Proclamation to the Engineering Director.

PRESENTATION: Presentation by the East County Advanced Water Purification Joint Powers Association on the East County Advanced Water Purification Project

Rebecca Abbott and Ken Simmons of the East County Advanced Water Purification Joint Powers Authority provided a PowerPoint presentation and responded to Council questions.

CONSENT CALENDAR:

Agenda was Revised April 25, 2023, at 7:48 p.m. to withdraw Item 11.

The City Clerk requested Items 1, 2, 3, and 10 be pulled for discussion.

- (1) Item Pulled for Discussion.
- (2) Item Pulled for Discussion.
- (3) Item Pulled for Discussion.
- (4) Adoption of a Resolution Accepting the Walker Preserve Fence Repairs (RFB-20066) Project as Complete and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Engineering – Schmitz) (Reso 035-2023)

- (5) Adoption of a Resolution Accepting the Public Improvements for the Castlerock Project as Complete, and Finding this Acceptance is Not a California Environmental Quality Act (“CEQA”) Project. Location: Mast Boulevard at Weston Road. (Engineering – Schmitz) **(Reso 036-2023)**
- (6) Adoption of a Resolution Declaring the City Council’s Intention to Vacate a 35-Foot-Wide Corridor Open Space Easement (VAC 2023-01) Excepting and Reserving Easements and Rights for Existing Drainage Facilities; Setting a Time and Place for Public Hearing; and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”) or is Otherwise Exempt Pursuant to State CEQA Guidelines Section 15301(b)(3). (Engineering – Schmitz) **(Reso 037-2023)**
- (7) Adoption of a Resolution Initiating Proceedings and Ordering the Preparation of an Engineer’s Report for the FY 2023-24 Santee Roadway Lighting District Annual Levy of Assessments; Finding the Action is Statutorily Exempt from the California Environmental Quality Act (“CEQA”) Pursuant to State CEQA Guidelines Section 15262 (Feasibility and Planning Studies). (Finance – Jennings) **(Reso 038-2023)**
- (8) Adoption of a Resolution Initiating Proceedings and Ordering the Preparation of an Engineer’s Report for the FY 2023-24 Santee Landscape Maintenance District Annual Levy of Assessments; Finding the Action is Statutorily Exempt from the California Environmental Quality Act (“CEQA”) Pursuant to State CEQA Guidelines Section 15262 (Feasibility and Planning Studies). (Finance – Jennings) **(Reso 039-2023)**
- (9) Adoption of a Resolution Initiating Proceedings and Ordering the Preparation of an Engineer’s Report for the FY 2023-24 Town Center Landscape Maintenance District Annual Levy of Assessments; Finding the Action is Statutorily Exempt from the California Environmental Quality Act (“CEQA”) Pursuant to State CEQA Guidelines Section 15262 (Feasibility and Planning Studies). (Finance – Jennings) **(Reso 040-2023)**
- (10) Item Pulled for Discussion.
- (11) **[WITHDRAWN]**
Authorize the Award of a Contract for Electrical Repairs and Related Maintenance and Repair Services to Advanced Railway Innovations DBA Advanced Electrical Innovations Per RFB #23/24-20067 and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Community Services – Chavez)
[ITEM 11 WAS WITHDRAWN]
- (12) Claim Against the City by Jose Tanega; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Human Resources – Bishop)

ACTION: Council Member McNelis moved approval of the Consent Calendar and Agenda as amended.

Vice Mayor Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

- (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)**

PUBLIC SPEAKER:

- Truth

ACTION: Council Member Trotter moved approval of staff recommendation.

Council Member McNelis seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

- (2) **Approval of Payment of Demands; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Finance – Jennings)**

PUBLIC SPEAKER:

- Truth

ACTION: Council Member McNelis moved approval of staff recommendation.

Vice Mayor Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

- (3) **Approval of the Expenditure of \$102,254.37 for March 2023 Legal Services and Reimbursable Costs and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Finance – Jennings)**

PUBLIC SPEAKER:

- Truth

ACTION: Council Member McNelis moved approval of staff recommendation.

Council Member Trotter seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

- (10) **Adoption of a Resolution Approving the City of Santee Investment Policy and Delegating Authority to the City Treasurer, and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Finance – Jennings) (Reso 041-2023)**

PUBLIC SPEAKER:

- Truth

ACTION: Council Member McNelis moved approval of staff recommendation.

Vice Mayor Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

NON-AGENDA PUBLIC COMMENT (15 minutes):

- (A) Kristen Miller spoke about her experience working in the Santee School District.
- (B) Truth spoke about the City’s active transportation plan, titles and freedom for all.
- (C) Lynda Marrokal spoke about public comment at Council Meetings and the need for a new Santee Library.

PUBLIC HEARING:

- (13) **Public Hearing to Adopt a Resolution Approving the Program Year 2023 Annual Action Plan and Authorizing the City Manager to Submit a Grant Application for Community Development Block Grant (CDBG) Funds to the Department of Housing and Urban Development (HUD) and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Engineering – Schmitz) (Reso 042-2023)**

The Public Hearing was opened at 7:08 p.m. The Senior Management Analyst provided a PowerPoint presentation and responded to Council questions.

PUBLIC SPEAKER:

- Truth

ACTION: Council Member Hall moved approval of staff recommendation.

Council Member McNelis seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

The Public Hearing was closed at 7:15 p.m.

- (14) **Public Hearing for Development Review DR2022-6 and Variance V2022-4 for a Four-Story Hotel Consisting of 97 Guestrooms at 381 Town Center Parkway in the Town Center (TC) Zone and Art and Entertainment Overlay District, and to Consider a Supplemental Environmental Checklist and Addendum (AEIS2022-6) to Previously Adopted Environmental Impact Reports (State Clearinghouse Numbers 1985012314 and 1999031096) Prepared for the Project in Accordance with the California Environmental Quality Act (“CEQA”). (Planning – Coyne) (Resos 043-2023 and 044-2023)**

The Public Hearing was opened at 7:15 p.m. The Associate Planner provided a PowerPoint presentation and responded to Council questions with the assistance of the City Manager and City Attorney.

PUBLIC SPEAKERS:

- Truth
- Anthony Santo, Santee Trolley Square Shopping Center

ACTION: Council Member Hall moved approval of staff recommendation.

Vice Mayor Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

The Public Hearing was closed at 7:39 p.m.

- (15) **Public Hearing to Consider a Resolution Approving a Hotel Operating Agreement with Excel Acquisitions, LP, Accepting the Accompanying Economic Development Subsidy Report Prepared Pursuant to Government Code Section 53083, and Finding that the Action is Not Subject to the California Environmental Quality Act (“CEQA”). (City Manager – Best) (Reso 045-2023)**

The Public Hearing was opened at 7:40 p.m. The City Manager provided a brief report and responded to Council questions.

PUBLIC SPEAKER:

- Truth

ACTION: Council Member McNelis moved approval of staff recommendation.

Council Member Trotter seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

The Public Hearing was closed at 7:45 p.m.

CONTINUED BUSINESS:

- (16) Community Risk Assessment and Long-Range Master Plan Staff Updates; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Fire – Matsushita)**

The Fire Chief and Finance Director provided a PowerPoint presentation and responded to Council questions.

PUBLIC SPEAKERS:

- Truth
- Dustyn Garhartt, Santee Firefighters

Council Member McNelis urged Council to add a sunset clause to any proposed tax measure to ensure there would be an end date and the money would not be utilized for any other projects; he also stated that the Fire Benefit Fee needs to be reviewed.

Council Member Trotter expressed concerns with the risks of increasing the sales tax; he also requested the Fire Benefit Fee be reviewed and the need for a new Fire Station.

Vice Mayor Koval expressed concerns with the influx of calls for public service that should be utilizing County and private entity resources.

Council Member Hall expressed concerns with City resources being misspent at hospitals and requested a new sales tax study completed.

Mayor Minto stated he would support a sales tax measure; he urged staff to conduct a sales tax study.

Council Member Trotter requested a conversation on the possible options and for the item to return to Council with a plan.

After discussion, Council provided direction to staff.

NEW BUSINESS:

- (17) Recommendation from the Salary Setting Advisory Committee Regarding Compensation for the Mayor and City Council and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (City Clerk – Ortiz)**

The City Clerk introduced the Item and the Salary Setting Advisory Committee Chair, Justin Schlaefli, provided a brief report on the Committee’s recommendation and responded to Council questions.

PUBLIC SPEAKER:

- Truth

After discussion, a consensus was reached among Council for parity with staff increases and to postpone the discussion until the budget item is reviewed.

(18) Appointment of Second Alternate to San Diego Metropolitan Transit System (MTS); Finding the Action is Not a Project Subject to the California Environmental Quality (“CEQA”). (Mayor – Minto)

Council Member Hall provided a brief report.

PUBLIC SPEAKER:

- Truth

ACTION: Council Member Hall moved to appoint Mayor Minto as Second Alternate.

Vice Mayor Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

NON-AGENDA PUBLIC COMMENT: (Continued)

None.

CITY COUNCIL REPORTS:

Council Member Hall spoke regarding MTS and the appointment of a new Chair.

Vice Mayor Koval sent sympathy to Karen Pearlman who recently lost her canine companion Chloe; she also spoke regarding homelessness and the results of the survey conducted by County Supervisor Joel Anderson.

Council Member Trotter thanked everyone who attended the District 4 Town Hall; he also spoke about the support from the public on the new River Ordinance.

Council Member McNelis spoke about County Supervisor Joel Anderson’s community coffee event and the results from a survey the county conducted regarding homeless.

Mayor Minto spoke about a League of California Cities conference he attended and the fentanyl crisis.

CITY MANAGER REPORTS:

None.

CITY ATTORNEY REPORTS:

None.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:48 p.m.

Date Approved:

Annette Fagan Ortiz, CMC, City Clerk

DRAFT

MEETING DATE May 10, 2023

ITEM TITLE APPROVAL OF PAYMENT OF DEMANDS; FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

DIRECTOR/DEPARTMENT Heather Jennings, Finance *HJ*

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 *MAB*

Approve the Payment of Demands as presented.

ATTACHMENT

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

Payment of Demands
Summary of Payments Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
04/18/23	Accounts Payable	\$ 34,521.73
04/19/23	Accounts Payable	182,832.55
04/20/23	Accounts Payable	18,422.48
04/20/23	Payroll	411,968.67
04/21/23	Accounts Payable	40,234.29
04/24/23	Accounts Payable	121,676.25
04/25/23	Accounts Payable	122,461.10
04/26/23	Accounts Payable	1,778,192.82
05/03/23	Retiree Health	<u>5,567.00</u>
	TOTAL	<u><u>\$2,715,876.89</u></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.



 Heather Jennings, Director of Finance

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
133245	4/18/2023	10001 US BANK	000091691		STATION EQUIPMENT	4,539.44
			004097		FIDO FEST SETUP WORKING STAF	69.32
			010843		TEEN CENTER ACTIVITY SUPPLIE	11.86
			011467		DECOR FOR THE COUNCIL CHAME	18.96
			0123521		MEMORIAL SIGNAGE	233.77
			014782		SNACKS & DRINKS FOR HMH-462	140.19
			019988		TEEN CENTER ACTIVITY SUPPLIE	61.65
			02202023-CR		CR - WUI CONFERENCE	-350.00
			023779		TRAINING SUPPLIES	43.09
			03022023		SQUARE MARKETING MONTHLY FI	55.00
			031442		TEEN CENTER SUPPLIES	100.91
			031923		MATERIALS & SUPPLIES	14.48
			031923-A		FRAUDULENT CHARGE	5.00
			0327406		SPECIAL EVENT STAFF - SAFETY \	10.76
			032823-B		FRAUDULENT CHARGE	684.66
			036260		TEEN CENTER SUPPLIES	21.44
			0364268		BABY CHANGING TABLE - CIVIC CE	316.71
			04172023		ONLINE MEETING SERVICE	30.00
			044983		SENIOR PROGRAM SUPPLIES	11.49
			048473		MEETING SUPPLIES	30.65
			0517850		COMPUTER SUPPLIES	67.52
			053818		STATION EQUIPMENT	435.07
			054818		MEETING SUPPLIES	11.83
			0582664		STATION FURNITURE	603.36
			060774		FIRE ACADEMY	207.92
			061245		CITY COUNCIL DINNER	8.49
			061875		SENIOR PROGRAM SUPPLIES	13.99
			062375		MAT AND SUP	21.55
			064592		SENIOR PROGRAM SUPPLIES	20.00
			069098		MEETING SUPPLIES	325.41
			069718		MEETING SUPPLIES	34.41
			069775		CPR COURSE COMPLETION CRDS	182.00
			070843		TEEN CENTER ACTIVITY SUPPLIE	20.94
			074659		OFFICE SUPPLIES	42.97
			0766646		VEHICLE SUPPLIES	224.01
			078106		SENIOR PROGRAM SUPPLIES	18.78

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
133245	4/18/2023	10001 US BANK	(Continued)			
			097330		STATION SUPPLIES	743.40
			098077		MEETING SUPPLIES	19.29
			098765		PROFESSIONAL DEVELOPMENT	35.00
			1000208386		SUMMER CONCERT MAGNETS	449.59
			1017630		MAT AND SUP	497.81
			1017635		MAT AND SUP	643.01
			1024835		SMALL TOOLS	159.61
			10914852		MEETING DUES	30.00
			11833483		SPECIAL EVENT FACEBOOK BOOSE	250.00
			11856081		SPECIAL EVENT FACEBOOK BOOSE	94.53
			1208968439		ONLINE MEETING SERVICE	129.35
			13		PIZZA FOR HMH-462 PRE-DEPLOY	245.56
			13794		SENIOR PROGRAM SUPPLIES	39.83
			1381		WELLNESS EVENT - ASTHMA & AL	1,349.92
			1473549847(A)		STORMWATER SUPPLIES	45.99
			1473549847(B)		STORMWATER SUPPLIES	63.91
			15151		ICE FOR THE DRINKS FOR HMH-462	8.60
			1658		SLEMSA WEBSITE DEV	1,800.75
			1769034		OUTREACH SUPPLIES	128.16
			18588636		EVENT STAFF SUPPLIES	9.67
			1960236		EQUIPMENT REPAIR PARTS	42.64
			1963449		HOP DOWN EVENT SUPPLIES	12.92
			1979		STAFF MEETING	15.70
			2000018696		VEHICLE REPAIR PARTS	302.90
			20011		MEETING SUPPLIES	15.00
			20018		MAT AND SUP	45.13
			2019538		LIGHT POLE BANNER PLASTIC TUI	183.13
			2023001739(3)		DOMAIN RENEWAL REFUND	-289.00
			2023-FGTICTT-009		FIREGROUND TIC TRAINING	1,750.00
			203205		REFRESHMENTS FOR HMH-462 PF	72.94
			20445		MEETING SUPPLIES	19.96
			217867		HOODS FOR CAMERAS	21.52
			223007		OFFICE SUPPLIES	11.03
			22608100		SENIOR TRIP	1,576.80
			228484		MAT AND SUP	20.46
			2433868		EQUIPMENT - COMPUTER	19.37

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
133245	4/18/2023	10001 US BANK	(Continued)			
			24532847		CITY BRANDED GIVEAWAYS	1,055.49
			2504310525		DOMAIN NAME RENEWAL	42.34
			27339404		HOP DOWN BUNNY EVENT SUPPL	829.55
			27424797		RECREATION BROCHURE	392.73
			27425432		HOP DOWN THE BUNNY TRAIL FLY	73.01
			27450474		FRIDAY NIGHTS LIVE BANNERS	416.40
			27452485		HOP DOWN THE BUNNY TRAIL BAI	90.67
			27457676		FRIDAY NIGHTS LIVE BANNER	78.97
			27459157		HOP DOWN BANNER	147.28
			27459166		FRIDAY NIGHTS LIVE BANNER	134.97
			27497573		FRIDAY NIGHTS LIVE FLYERS	65.82
			3024633		COMPUTER SUPPLIES	31.12
			3072		EVENT BANNER DECAL	15.09
			31010		STAFF WORKING LUNCH	24.48
			3137817		STATION SUPPLIES	69.98
			3222809		MAT & SUP	40.57
			322807		SNACKS FOR THE CONGRESSMAI	22.76
			33RX4		GREENWAYS AND TRAILS CONFEI	385.00
			3451447		SHOP SUPPLIES	49.54
			3591434		STATION SUPPLIES	129.26
			3607285		FLEET MAINT	23.09
			3726178		SLEMSA WEBSITE	65.76
			397820679		HOP DOWN EVENT SUPPLIES	299.80
			4116268		SAFETY APPAREL	258.20
			4437847		BUILDING & ENGINEERING SUPPL	45.98
			4587177501		GFOA TRAINING FOR SR ACCT-LO	907.44
			45997		FIRE ACADEMY TRAINING MATERI	148.18
			4605935		MAT AND SUP	59.22
			4607430		HOP DOWN EVENT SUPPLIES	116.32
			46643		ADDITIONAL FOOD FOR HMH-462 :	527.00
			4751		DAY CAMP FIELD TRIP	2,349.49
			5003441-B		CIVIC CENTER EQUIPMENT REFU	-316.84
			5005-6811		OPTICOM SENSOR	675.00
			5020193		GROUND MAINT	80.11
			5106659		CIVIC CENTER SUPPLIES	20.77
			52853		EVENT REGISTRATION - RESEARC	101.23

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
133245	4/18/2023	10001 US BANK	(Continued)			
			5666		FITNESS EQUIPMENT	733.83
			569161225		PLANNER REFILL	52.57
			5862659		STATION SUPPLIES	129.24
			588728		FITNESS PROGRAM MEMBERSHIP	49.50
			5919424		SAFETY APPAREL	31.20
			6010682		MAT AND SUP	103.19
			6020028		MAT AND SUP	142.87
			6035389		MAT & SUP	33.88
			6161046		TRAFFIC SUPPLIES	91.00
			6181188489		TRAINING: OSHA 300 LOG	159.00
			6313044		DEPARTMENT SUPPLIES	54.94
			654196		STORMWATER SUPPLIES	196.99
			6765		MEETING SUPPLIES	45.23
			6ST88807SJ556780C		PAVING INSPECTOR CERTIFICAT	495.00
			7018799		MAT AND SUP	177.50
			7025494		MAT AND SUP	141.53
			7614581		MAT AND SUPPLIES	17.74
			8023840		MAT AND SUP	20.45
			81936		ICE FOR HMH-462 PRE-DEPLOYME	8.60
			8478640		FITNESS EQUIPMENT	277.98
			8513858		MAT AND SUP	21.53
			8570649		STATION SUPPLIES	129.29
			8615281		STORAGE BINS FOR SUPPLIES	61.31
			8872		BAKLAVA FOR CONGRESSMAN ISS	50.00
			9037014		LENS PROTECTORS FOR CAMERA	8.60
			905944978		WELLNESS PROGRAM SUPPLIES	274.50
			921605		DAY CAMP FIELD TRIP	100.00
			9455461		VEHICLE SUPPLIES	28.98
			9520877		MAT & SUP	58.14
			9746623		TRAFFIC SUPPLIES	147.15
			9770617		HOP DOWN EVENT SUPPLIES	34.46
			9932252		STATION EQUIPMENT	597.42
			9BCCA0A56-0004		FITNESS PROGRAM	139.95
			9DL36937L19940705		PAVING INSPECTOR CERTIFICAT	495.00
			dGJZCKYp		CALBO - ANNUAL BUSINESS MEET	390.00
			FIDOFESTPIZZA23		STAFF WORKING LUNCH	25.83

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
133245	4/18/2023	10001 US BANK	(Continued) FIDOPIZZA2023 GDHCS PP7DL zKS6yGIZ		STAFF WORKING LUNCH PROFESSIONAL DEVELOPMENT PROFESSIONAL DEVELOPMENT CALBO - EDUCATION WEEK	34.44 35.00 35.00 585.00
Total :						34,521.73
1 Vouchers for bank code : ubgen						Bank total : 34,521.73
1 Vouchers in this report						Total vouchers : 34,521.73

Prepared by: Juan M
Date: 4-18-23
Approved by: [Signature]
Date: 4/18/23

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
133246	4/19/2023	14626 HC WEST, LLC	SDS1223495-1	53969	BACKFLOW REPAIRS	300.00
Total :						300.00
133247	4/19/2023	13456 AGRICULTURAL PEST CONTROL	685025	53971	PEST CONTROL SERVICES	654.67
Total :						654.67
133248	4/19/2023	10010 ALLIANT INSURANCE SERVICES INC	03/31/2023		SPECIAL EVENT INSURANCE 1ST C	1,468.00
Total :						1,468.00
133249	4/19/2023	14858 ARCHON ENERGY	REFUND 22STE-01051		REFUND FOR PERMIT 22STE-0105	323.43
Total :						323.43
133250	4/19/2023	14856 ASLOBBRIN PET	547		FIDO FEST VENDOR REFUND	100.00
Total :						100.00
133251	4/19/2023	10412 AT&T	19697092		TELEPHONE	835.80
Total :						835.80
133252	4/19/2023	14852 BESTIES PETS	815		FIDO FEST VENDOR REFUND	100.00
Total :						100.00
133253	4/19/2023	13292 BORDER RECAPPING LLC	23-0053027-008	53865	TIRES	2,711.90
Total :						2,711.90
133254	4/19/2023	10299 CARQUEST AUTO PARTS	11102-582098 11102-582453 11102-582463 11102-582507	53869 53869 53869 53869	VEHICLE REPAIR PARTS VEHICLE REPAIR PARTS VEHICLE REPAIR PARTS VEHICLE REPAIR PART	205.20 64.54 44.87 160.73
Total :						475.34
133255	4/19/2023	10032 CINTAS CORPORATION #694	4150740566	53959	MISC. SHOP RENTAL SERVICE	65.10
Total :						65.10
133256	4/19/2023	10050 CITY OF EL CAJON	716		3RD QTR HCFA ASSESSMENT	97,485.68
Total :						97,485.68
133257	4/19/2023	14739 CONTRACTOR MANAGING GENERAL	CIP 2022-02 SPR	54145	STOP PAYMENT RELEASE, CIP 202	12,103.13

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
133257	4/19/2023	14739	14739 CONTRACTOR MANAGING GENERAL (Continued)			Total : 12,103.13
133258	4/19/2023	14347	DIAMOND EDUCATION	1067	53942 CONTINUING ED, QA, QI PRGRM	1,305.00
						Total : 1,305.00
133259	4/19/2023	11119	FERGUSON ENTERPRISES INC	2416127	54112 PLUMBING SUPPLIES	165.50
						Total : 165.50
133260	4/19/2023	14466	GIR USA, INC.	F102022	54276 ANNUAL HOSTED SOFTWARE FEE	348.00
						Total : 348.00
133261	4/19/2023	11881	GOODEN, CHRIS	2023 - WCISA3	WCISA CONFERENCE PER DIEM	189.00
						Total : 189.00
133262	4/19/2023	13670	HAZMAT RESOURCE	13665	54237 SAFETY EQUIPMENT	9,031.61
						Total : 9,031.61
133263	4/19/2023	10600	HINDERLITER, DE LLAMAS & ASSOC	SIN026349 (A)	53962 FY 22/23 QRTLQ SALES TAX REP	2,300.00
				SIN026349 (B)	54218 AUDIT SERVICES - SALES TAX Q3/	678.70
				SIN027219	CANNABIS CONSULTING SVCS	3,250.00
						Total : 6,228.70
133264	4/19/2023	10256	HOME DEPOT CREDIT SERVICES	4154012	53923 EQUIPMENT REPAIR SUPPLIES	13.47
				4154014	53923 VEHICLE REPAIR PART	5.96
						Total : 19.43
133265	4/19/2023	11724	ICF JONES & STOKES INC	INV-00000054493	53609 MSCP SUBAREA PLAN	4,483.75
				INV-00000055310	53609 MSCP SUBAREA PLAN	12,472.50
						Total : 16,956.25
133266	4/19/2023	13345	KING, ERIC	2023 - WCISA2	WCISA CONFERENCE PER DIEM	189.00
						Total : 189.00
133267	4/19/2023	10545	KIRK'S RADIATOR & AUTO AC INC	38620	54261 VEHICLE REPAIR	3,468.20
						Total : 3,468.20
133268	4/19/2023	10204	LIFE ASSIST INC	1305738	53891 EMS SUPPLIES	524.15

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
133268	4/19/2023	10204 10204 LIFE ASSIST INC	(Continued)			Total : 524.15
133269	4/19/2023	10174 LN CURTIS AND SONS	INV688416	54240	SAFETY APPAREL	856.53
						Total : 856.53
133270	4/19/2023	14208 MINUTEMAN PRESS EL CAJON	64706	54015	BUS CARDS CSD ADMIN	46.93
						Total : 46.93
133271	4/19/2023	10458 MIRACLE RECREATION EQUIPMENT	855151	54036	PLAYGROUND EQUIPMENT	3,302.17
						Total : 3,302.17
133272	4/19/2023	10308 O'REILLY AUTO PARTS	2968-145618 2968-146006	53896 53896	VEHICLE REPAIR SUPPLIES VEHICLE SUPPLIES	36.07 51.70
						Total : 87.77
133273	4/19/2023	10344 PADRE DAM MUNICIPAL WATER DIST	90000366; MAR23		GROUP BILL	11,317.82
						Total : 11,317.82
133274	4/19/2023	11901 PECK'S HEAVY FRICTION INC	301732	53897	VEHICLE REPAIR PART	138.55
						Total : 138.55
133275	4/19/2023	12062 PURETEC INDUSTRIAL WATER	2062499	54000	DEIONIZED WATER SERVICE	198.62
						Total : 198.62
133276	4/19/2023	10798 RENSBERRY, SAM	2023 - WCISA1		WCISA CONFERENCE PER DIEM	189.00
						Total : 189.00
133277	4/19/2023	13171 SC COMMERCIAL, LLC	2350590-IN 2353309-IN	53902 53902	DELIVERED FUEL DELIVERED FUEL	711.91 387.63
						Total : 1,099.54
133278	4/19/2023	14797 SEDANO FORD OF LM, INC.	54214	54214	VEHICLE REPAIR PARTS	26.82
						Total : 26.82
133279	4/19/2023	10585 SHARP REES-STEALY MEDICAL	378106308		MEDICAL SERVICES	50.00
						Total : 50.00
133280	4/19/2023	10314 SOUTH COAST EMERGENCY VEHICLE	512232	53907	VEHICLE REPAIR PART	124.53

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
133280	4/19/2023	10314 10314 SOUTH COAST EMERGENCY VEHICI (Continued)				Total : 124.53
133281	4/19/2023	10217 STAPLES ADVANTAGE	3534023685	53966	OFFICE SUPPLIES - CLERK'S OFFI	54.30
			3534023686	53935	OFFICE SUPPLIES - FINANCE	203.90
					Total :	258.20
133282	4/19/2023	10119 STEVEN SMITH LANDSCAPE INC	51540	53937	A1 LANDSCAPE SERVICES	594.24
			51542	53938	A2 LANDSCAPE SERVICES	198.08
					Total :	792.32
133283	4/19/2023	10250 THE EAST COUNTY	00129028		PUBLIC HEARING - PY 2023 ANNU/	189.00
			00129212	54017	RFP/B ADVERTISING CSD FY 22/23	472.50
					Total :	661.50
133284	4/19/2023	14354 TRILOGY MEDWASTE WEST, LLC	1317891	54284	BIOMEDICAL WASTE DISPOSAL	236.62
			1317892	54284	BIOMEDICAL WASTE DISPOSAL	241.06
			1337306	54284	BIOMEDICAL WASTE DISPOSAL	120.31
			1337307	54284	BIOMEDICAL WASTE DISPOSAL	120.31
					Total :	718.30
133285	4/19/2023	10482 TRISTAR RISK MANAGEMENT	111999	54246	FY 22/23 CLAIMS SERVICES	7,197.25
					Total :	7,197.25
133286	4/19/2023	12480 UNITED SITE SERVICES	114-13546789	53950	PORTABLE TOILET AND FENCE RE	547.37
					Total :	547.37
133287	4/19/2023	10537 WETMORE'S	06P56464	53916	VEHICLE REPAIR PART	171.44
					Total :	171.44
42 Vouchers for bank code : ubgen						Bank total : 182,832.55
42 Vouchers in this report						Total vouchers : 182,832.55

Bank code : ubgen

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
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Prepared by: _____

Date: _____

Approved by: _____

Date: _____

Janet
4.19.23
[Signature]
4/19/23

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
133288	4/20/2023	12724 AMERICAN FIDELITY ASSURANCE	D581547		VOLUNTARY LIFE INS-AM FIDELITY	4,353.44
					Total :	4,353.44
133289	4/20/2023	12903 AMERICAN FIDELITY ASSURANCE CO	2216902B		FLEXIBLE SPENDING ACCOUNT	2,449.28
					Total :	2,449.28
133290	4/20/2023	12722 FIDELITY SECURITY LIFE	165721168		EYEMED - VOLUNTARY VISION	1,084.95
					Total :	1,084.95
133291	4/20/2023	10508 LIFE INSURANCE COMPANY OF	April 2023		LIFE/LTD INSURANCE	2,834.19
					Total :	2,834.19
133292	4/20/2023	14452 MEDICAL AIR SERVICES ASSC, MASA	1516026		MEDICAL AIR TRANSPORT SVCS	140.00
					Total :	140.00
133293	4/20/2023	14458 METROPOLITAN LIFE INSURANCE	76832392		VOLUNTARY LEGAL	199.50
					Total :	199.50
133294	4/20/2023	10784 NATIONAL UNION FIRE INSURANCE	April 2023		VOLUNTARY AD&D	67.70
					Total :	67.70
133295	4/20/2023	10335 SAN DIEGO FIREFIGHTERS FEDERAL	April 2023		LONG TERM DISABILITY-SFFA	1,386.50
					Total :	1,386.50
133296	4/20/2023	10424 SANTEE FIREFIGHTERS	PPE 04/12/23		DUES/PEC/BENEVOLENT/BC EXP	3,657.61
					Total :	3,657.61
133297	4/20/2023	10776 STATE OF CALIFORNIA	PPE 04/12/23		WITHHOLDING ORDER	449.53
					Total :	449.53
133298	4/20/2023	10776 STATE OF CALIFORNIA	PPE 04/12/23		WITHHOLDING ORDER	225.23
					Total :	225.23
133299	4/20/2023	14467 TEXAS LIFE INSURANCE COMPANY	SM0F0U20230413001		VOLUNTARY INS RIDERS	110.35
					Total :	110.35
133300	4/20/2023	10001 US BANK	PPE 04/12/23		PARS RETIREMENT	712.36

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
133300	4/20/2023	10001 10001 US BANK	(Continued)			Total : 712.36
133301	4/20/2023	14600 WASHINGTON STATE SUPPORT	PPE 04/12/23		WITHHOLDING ORDER	751.84
						Total : 751.84
14 Vouchers for bank code : ubgen						Bank total : 18,422.48
14 Vouchers in this report						Total vouchers : 18,422.48

Prepared by: Juan M
Date: 4-20-23
Approved by: E. Bulh
Date: 4-20-23

3/30/2023 to 4/12/2023-2 Cycle b

EARNINGS SECTION					DEDUCTIONS SECTION			LEAVE SECTION					
Type	Hours/units	Rate	Amount	Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
					rhsabc	22,138.12	442.75						
					roth	50,296.32	6,400.54						
					sb-1		75.33						
					sb-3		48.36						
					sffa		3,106.84						
					sffapc		419.52						
					st1cs3	79,813.43	2,394.41	-2,394.41					
					st2cs3	14,092.65	422.78	-422.78					
					texlif		55.16						
					vaccpr		519.30						
					vaccpt		227.04						
					vcanpr		328.21						
					vcanpt		116.75						
					vgcipt		79.44						
					vision		511.37						
					voladd		33.81						
					voldis		234.94						
					vollif		223.30						
					vollpb			-217.43					
Grand Totals	14,955.50		640,799.67				228,831.18	68,591.97					

Gross:	640,799.67
Net:	411,968.49

<< No Errors / 20 Warnings >>

EBW
4/18/23
Paydate 4/20/23
PPE 4/12/23

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
6128695	4/21/2023	14705 RHS MISSIONSQUARE	PPE 04/12/23		RETIREE HSA	4,005.85	
						Total :	4,005.85
6252500	4/21/2023	14704 457 MISSIONSQUARE	PPE 04/12/23		ICMA - 457	36,228.44	
						Total :	36,228.44
2 Vouchers for bank code : ubgen						Bank total :	40,234.29
2 Vouchers in this report						Total vouchers :	40,234.29

Prepared by: Juan M
Date: 4-21-23
Approved by: E. Balle
Date: 4-24-23

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1482	4/24/2023	10956 FRANCHISE TAX BOARD	PPE 04/12/23		CA STATE TAX WITHHELD	30,617.95
					Total :	30,617.95
1507	4/24/2023	10955 DEPARTMENT OF THE TREASURY	PPE 04/12/23		FED WITHHOLD & MEDICARE	91,058.30
					Total :	91,058.30
2 Vouchers for bank code : ubgen					Bank total :	121,676.25
2 Vouchers in this report					Total vouchers :	121,676.25

Prepared by: Jue M
Date: 4.24.23
Approved by: Bull
Date: 4-25-23

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
4234	4/25/2023	10353 PERS	04 23 4		RET PYMT/REPL BENEFIT FUND	122,461.10
Total :						122,461.10
1 Vouchers for bank code : ubgen						Bank total : 122,461.10
1 Vouchers in this report						Total vouchers : 122,461.10

Prepared by: J. Smith
Date: 4-25-23
Approved by: E. Bull
Date: 4-25-23

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
133302	4/26/2023	11028 ADAME, EDDIE	041923		EMPLOYEE REIMBURSEMENT	250.00
					Total :	250.00
133303	4/26/2023	14882 ADVENTURE PLACEMENT LLC.	Ref000086196		DUPLICATE PAYMENT REFUND	99.00
					Total :	99.00
133304	4/26/2023	14879 AF CLOTHING	Ref000086193		CORRECTED LICENSE TYPE REFL	46.00
					Total :	46.00
133305	4/26/2023	10877 ALIGNMENT EXPRESS OF CA INC	55720	54269	VEHICLE REPAIR	3,951.49
					Total :	3,951.49
133306	4/26/2023	10292 ALL STAR FIRE EQUIPMENT INC	246717	53858	SAFETY EQUIPMENT	995.29
					Total :	995.29
133307	4/26/2023	10633 ALL STAR GLASS INC	IEC018639	53859	VEHICLE REPAIR	200.00
					Total :	200.00
133308	4/26/2023	14241 ALL-AMERICAN LEADERSHIP	20427	54263	EMPLOYEE REIMBURSEMENT	13,000.00
					Total :	13,000.00
133309	4/26/2023	11445 AMERICAN MESSAGING	L1072898XD		FD PAGER SERVICE	188.48
					Total :	188.48
133310	4/26/2023	14306 AZTEC LANDSCAPING, INC	J1460	53940	CUSTODIAL SERVICES - PARKS	4,523.69
					Total :	4,523.69
133311	4/26/2023	10924 BATTISTI, JEREMY	04112023		PER DIEM CA FIRE MECHANICS AC	379.50
					Total :	379.50
133312	4/26/2023	12951 BERRY, BONNIE F.	April 1, 2023		RETIREE HEALTH PAYMENTS	91.00
					Total :	91.00
133313	4/26/2023	10020 BEST BEST & KRIEGER LLP	LEGAL SVCS MAR 2023		LEGAL SVCS MAR 2023	102,254.37
					Total :	102,254.37
133314	4/26/2023	13405 BOFFO ENTERTAINMENT INC	04.01.2023	54251	ENTERTAINMENT FOR HOP DOWN	1,325.00

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
133314	4/26/2023	13405 13405 BOFFO ENTERTAINMENT INC	(Continued)		Total :	1,325.00
133315	4/26/2023	11513 BOND, ELLEN	05012023-263		MEADOWBROOK HARDSHIP PROC	117.86
					Total :	117.86
133316	4/26/2023	13292 BORDER RECAPPING LLC	23-0054823-008	53865	TIRES	2,749.54
					Total :	2,749.54
133317	4/26/2023	14448 CAMACHO, MARIO	04112023		PER DIEM CA FIRE MECHANICS AC	379.50
					Total :	379.50
133318	4/26/2023	10876 CANON SOLUTIONS AMERICA INC	4040635940 4040635941	53987 53987	SCANNER MAINTENANCE PLOTTER MAINTENANCE & USAGE	117.11 29.19
					Total :	146.30
133319	4/26/2023	10299 CARQUEST AUTO PARTS	11102-582594 11102-582607 11102-582646	53869 53869 53869	VEHICLE REPAIR PARTS VEHICLE REPAIR PARTS VEHICLE REPAIR PARTS	186.16 7.05 16.93
					Total :	210.14
133320	4/26/2023	11402 CARROLL, JUDI	05012023-96		MEADOWBROOK HARDSHIP PROC	118.15
					Total :	118.15
133321	4/26/2023	10032 CINTAS CORPORATION #694	4147399308 4151445333	53959 53959	STATION 5 SUPPLIES MISC. SHOP RENTAL SERVICE	46.80 65.10
					Total :	111.90
133322	4/26/2023	11617 CITY OF CHULA VISTA	2022-RRT-016		ROPE RESCUE TECH TRAINING	1,050.00
					Total :	1,050.00
133323	4/26/2023	11409 CLAYTON, SYLVIA	05012023-340		MEADOWBROOK HARDSHIP PROC	123.64
					Total :	123.64
133324	4/26/2023	10268 COOPER, JACKIE	April 1, 2023		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
133325	4/26/2023	12153 CORODATA RECORDS	RS4888641	53973	RECORD STORAGE, RETRIEVAL &	895.08

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
133325	4/26/2023	12153 12153 CORODATA RECORDS	(Continued)			Total : 895.08
133326	4/26/2023	11862 CORODATA SHREDDING INC	DN 1405525	53974	SECURE DESTRUCTION SERVICE	49.82
						Total : 49.82
133327	4/26/2023	10358 COUNTY OF SAN DIEGO	23CTOFSAN09 23CTOFSASN09	54019 53941	SHERIFF RADIOS 800 MHZ RADIO ACCESS	2,565.00 1,909.50
						Total : 4,474.50
133328	4/26/2023	10333 COX COMMUNICATIONS	052335901; APR23 06411470; APR23		8950 COTTONWOOD AVE 8115 ARLETTE ST	190.11 195.89
						Total : 386.00
133329	4/26/2023	10046 D MAX ENGINEERING INC	7775	54079	STORMWATER PROGRAM ASSIST/	9,099.31
						Total : 9,099.31
133330	4/26/2023	12593 ELLISON WILSON ADVOCACY, LLC	2023-04-07	53976	GOVERNMENTAL ADVOCACY SER'	1,500.00
						Total : 1,500.00
133331	4/26/2023	12271 FERNO WASHINGTON INC	918745 918906	53879 53879	EQUIPMENT REPAIR PARTS EQUIPMENT REPAIR PARTS	241.36 577.54
						Total : 818.90
133332	4/26/2023	10009 FIRE ETC	178358	53881	EQUIPMENT SERVICE	60.00
						Total : 60.00
133333	4/26/2023	12638 GEORGE HILLS COMPANY, INC.	INV1025262	54012	GEORGE HILLS FY 22/23	1,416.66
						Total : 1,416.66
133334	4/26/2023	10065 GLOBAL POWER GROUP INC	87655	54053	GENERATOR MAINT & REPAIRS	2,964.67
						Total : 2,964.67
133335	4/26/2023	14873 GREEN KINGDOM	Ref000086117		CORRECTED LICENSE TYPE REFL	46.00
						Total : 46.00
133336	4/26/2023	12495 GROSSMONT UNION	AR013841	54163	SCHOOL RESOURCE OFFICERS	36,605.00
						Total : 36,605.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
133337	4/26/2023	11196 HD SUPPLY FACILITIES	9212953551 9213016492	53945 53945	STATION SUPPLIES STATION 4 SUPPLIES	994.06 53.10 Total : 1,047.16
133338	4/26/2023	11009 KNN PUBLIC FINANCE	3054	54278	CONTINUING DISCLOSURE ANNUA	500.00 Total : 500.00
133339	4/26/2023	14870 LAVOIRE, PATRICIA	2004676.001		REFUND OF SENIOR TRIP TO GET	89.00 Total : 89.00
133340	4/26/2023	10174 LN CURTIS AND SONS	INV684431 INV692250	54239 54240	SAFETY APPAREL SAFETY APPAREL	4,273.78 151.15 Total : 4,424.93
133341	4/26/2023	14880 LOVE FOR BIRDS, LLC	Ref000086194		CORRECTED LICENSE TYPE REFL	46.00 Total : 46.00
133342	4/26/2023	10154 MCDUGAL, BOEHMER, FOLEY, LYON	103998 104315		SLEMSA LEGAL SERVICES - FEBRI SLEMSA LEGAL SERVICES - MARC	690.00 225.00 Total : 915.00
133343	4/26/2023	10538 MEALS ON WHEELS	3-22-23	53997	CDBG SUBRECIPIENT	1,250.00 Total : 1,250.00
133344	4/26/2023	14208 MINUTEMAN PRESS EL CAJON	64727	54015	BUS CARDS	220.48 Total : 220.48
133345	4/26/2023	10083 MUNICIPAL EMERGENCY SERVICES	IN1837910 IN1855160	54137 53926	TURNOUTS SAFETY APPAREL	5,976.44 714.99 Total : 6,691.43
133346	4/26/2023	13509 NCA ENTERTAINMENT INC	04012023	54271	HOP DOWN THE BUNNY TRAIL EN	4,500.00 Total : 4,500.00
133347	4/26/2023	14614 PARADIGM MECHANICAL CORP	5539	53951	HVAC MAINT & REPAIRS	15,486.74 Total : 15,486.74
133348	4/26/2023	12904 PAT DAVIS DESIGN GROUP, INC	7265	53956	GRAPHIC DESIGN PAYMENT	4,725.00

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
133348	4/26/2023	12904 12904 PAT DAVIS DESIGN GROUP, INC	(Continued)			Total : 4,725.00
133349	4/26/2023	11442 PATTERSON, EDWARD	05012023-225		MEADOWBROOK HARDSHIP PROC	113.99
						Total : 113.99
133350	4/26/2023	10157 PRIMO DJ'S	1528835	54267	HOP DOWN THE BUNNY TRAIL EN'	600.00
						Total : 600.00
133351	4/26/2023	10101 PROFESSIONAL MEDICAL SUPPLY	B022769 B022771 B22770	53958 53958 53958	OXYGEN CYLINDERS& REFILLS OXYGEN CYLINDERS& REFILLS OXYGEN CYLINDERS& REFILLS	103.50 97.80 254.40
						Total : 455.70
133352	4/26/2023	12062 PURETEC INDUSTRIAL WATER	2065895 2065896	54000 54000	DEIONIZED WATER SERVICE DEIONIZED WATER SERVICE	63.87 144.00
						Total : 207.87
133353	4/26/2023	12237 RAYON, KYLE	April 1, 2023		RETIREE HEALTH PAYMENT	91.00
						Total : 91.00
133354	4/26/2023	14539 ROGERS ANDERSON MALODY & SCOTT	72470	53811	FY 2021-22 AUDIT SERVICES	5,000.00
						Total : 5,000.00
133355	4/26/2023	10606 S.D. COUNTY SHERIFF'S DEPT.	SHERIFF FEB 2023		LAW ENFORCEMENT FEB 2023	1,388,836.67
						Total : 1,388,836.67
133356	4/26/2023	13061 SAN DIEGO HUMANE SOCIETY &	APR-23	54002	ANIMAL CONTROL SERVICES	36,794.00
						Total : 36,794.00
133357	4/26/2023	14881 SANCON TECHNOLOGIES, INC.	Ref000086195		DUPLICATE APPLICATION REFUNC	99.00
						Total : 99.00
133358	4/26/2023	10212 SANTEE SCHOOL DISTRICT	9319 9376	53965 53965	SANTEE TEEN CENTER TRANSPOI TEEN CENTER TRANSPORTATION	195.12 195.12
						Total : 390.24
133359	4/26/2023	13171 SC COMMERCIAL, LLC	2355562-IN 2357359-IN	53902 53902	DELIVERED FUEL DELIVERED FUEL	559.60 827.80

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
133359	4/26/2023	13171 13171 SC COMMERCIAL, LLC	(Continued)			Total : 1,387.40
133360	4/26/2023	14797 SEDANO FORD OF LM, INC.	210268	54214	VEHICLE REPAIR	238.00
						Total : 238.00
133361	4/26/2023	14887 SITTO, SAM	RFD - 1785		REFUNDABLE DEPOSIT	289.80
						Total : 289.80
133362	4/26/2023	14240 SPICER CONSULTING GROUP	1288	54280	ASSMNT ENG & CFD SVCS FY 22-2	2,709.38
						Total : 2,709.38
133363	4/26/2023	11403 ST. JOHN, LYNNE	05012023-78		MEADOWBROOK HARDSHIP PROC	118.37
						Total : 118.37
133364	4/26/2023	10217 STAPLES ADVANTAGE	3533645966 3534095260 3534998553	53936 53936 53935	OFFICE SUPPLIES OFFICE SUPPLIES FY 22/23 OFFICE SUPPLIES - FINA	44.38 93.23 71.28
						Total : 208.89
133365	4/26/2023	10027 STATE OF CALIFORNIA	647319		FINGERPRINTING SERVICES	64.00
						Total : 64.00
133366	4/26/2023	14623 STEPHEN WADE CHEVROLET	3228990 3228991 3230368	54216 54216 54216	VEHICLE REPAIR PARTS VEHICLE REPAIR PARTS VEHICLE REPAIR PARTS	67.76 299.80 602.91
						Total : 970.47
133367	4/26/2023	10119 STEVEN SMITH LANDSCAPE INC	51613 51614 51645	53937 53938 53937	A1 LANDSCAPE SERVICES A 2 LANDSCAPE SERVICES A 1 LANDSCAPE SERVICES	54,517.92 20,182.33 12,043.25
						Total : 86,743.50
133368	4/26/2023	10250 THE EAST COUNTY	00129449	54006	NOTICE OF PUBLIC HEARING - CO	276.50
						Total : 276.50
133369	4/26/2023	14886 THOMAS, AUSTEN	04062023		EMPLOYEE REIMBURSEMENT	250.00
						Total : 250.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
133370	4/26/2023	11882 THOMPSON, ZANE	017853		WEARING APPAREL	200.00
					Total :	200.00
133371	4/26/2023	10165 TRAD AM ENTERPRISES INC	465		INSTRUCTOR PAYMENT	882.00
					Total :	882.00
133372	4/26/2023	10133 UNDERGROUND SERVICE ALERT	22-2303570 320230708	54013 54013	DIG ALERT SERVICES - STATE FEE DIG ALERT - MONTHLY TICKETS	53.58 178.00
					Total :	231.58
133373	4/26/2023	10475 VERIZON WIRELESS	9000311265	54149	FY 2021 SHSG GRANT - IPADS	2,609.48
					Total :	2,609.48
133374	4/26/2023	10475 VERIZON WIRELESS	9932211616		CELL PHONE SERVICE	1,414.74
					Total :	1,414.74
133375	4/26/2023	12515 VICKERS CONSULTING	026861	54207	CONSULTING SERVICES	2,400.00
					Total :	2,400.00
133376	4/26/2023	14687 WEX BANK	88517465		FLEET CARD FUELING	13,874.71
					Total :	13,874.71
133377	4/26/2023	12930 WILLIAMS, ROCHELLE M.	April 1, 2023		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
133378	4/26/2023	12641 WITTORFF, VICKY DENISE	April 1, 2023		RETIREE HEALTH PAYMENT	31.00
					Total :	31.00

77 Vouchers for bank code : ubgen

Bank total : 1,778,192.82

77 Vouchers in this report

Total vouchers : 1,778,192.82

Prepared by: Jessie M

Date: 4-26-23

Approved by: [Signature]

Date: 4/26/23

Payroll Processing Report
CITY OF SANTEE
5/1/2023 to 5/31/2023-1 Cycle m

EARNINGS SECTION				DEDUCTIONS SECTION				LEAVE SECTION				
Type	Hours/units	Rate	Amount Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
Grand Totals				Employees: 32								
reth			5,824.00	catax	5,824.00	46.00						
				fedtax	5,824.00	211.00						
Grand Totals	0.00		5,824.00			257.00	0.00					

Gross:	5,824.00
Net:	5,567.00

<< No Errors / No Warnings >>

*KA for
EB
PPE 5/31/23
Pay date 5/3/23*

MEETING DATE May 10, 2023

ITEM TITLE RESOLUTION ADOPTING THE FIRST AMENDMENT TO THE SANTEE-LAKESIDE EMERGENCY MEDICAL SERVICES AUTHORITY JOINT EXERCISE OF POWER AGREEMENT AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

DIRECTOR/DEPARTMENT Justin Matsushita, Fire Chief 

SUMMARY

The Santee-Lakeside Emergency Medical Services Authority (SLEMSA) was created through a Joint Powers Agreement between the City of Santee (“Santee”) and the Lakeside Fire Protection District (“LFPD”) to provide emergency ambulance services and transportation for Santee, Lakeside, and the unincorporated area of El Cajon referred to as Bostonia. On January 1, 2023 the SLEMSA assumed administrative and operational control of ambulance services from the dissolved County Service Area (CSA) 69 per Local Agency Formation Commission (LAFCO) filing number RO22-01.

The purpose of the original Agreement is to (1) create the Santee-Lakeside Emergency Medical Services Joint Powers Authority; (2) to provide for the administration of the Authority; and (3) to jointly, through the Authority, exercise the common powers of the Parties by administering, funding, managing and overseeing the coordination of ALS ambulance transport services by the member agencies.

The Agreement may be amended by a majority vote of the SLEMSA Commission only after approval of a two-thirds vote of the member agencies (Santee and LFPD). The Commission shall initiate any proposed amendment by requesting a formal recommendation from the Board of Chiefs, if applicable. The Commission shall then forward the proposed amendment with its recommendation to the governing body of each member agency to the Agreement. The proposal shall be accompanied by a copy of the proposed amendment to the Agreement, which shall be adopted, properly executed, and returned to the Commission if the member agencies concur with the amendment.

The proposed First Amendment addresses and clarifies indemnification obligations and insurance coverage related to the Authority’s administration and governance. Following adoption by each member agency’s governing body, the SLEMSA Commission is scheduled to adopt the First Amendment to the Santee Lakeside Emergency Medical Services Authority Joint Exercise of Powers Agreement on May 11, 2023.



FINANCIAL STATEMENT N/A #8

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION A Form B

Approve the Resolution Adopting the attached First Amendment to the Santee-Lakeside Emergency Medical Services Authority Joint Exercise of Power Agreement and Finding that the Action is Not Subject to CEQA.

ATTACHMENTS

SLEMSA First Amendment Resolution

Exhibit A - First Amendment to the Santee-Lakeside Emergency Medical Services Authority Joint Exercise of Power Agreement

JPA Agreement



RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
APPROVING THE FIRST AMENDMENT TO THE SANTEE-LAKESIDE EMERGENCY
MEDICAL SERVICES AUTHORITY JOINT EXERCISE OF POWERS AGREEMENT**

WHEREAS, on or about August 31, 2022, the City of Santee and Lakeside Fire Protection District (collectively “Parties”) entered into the Santee-Lakeside Emergency Medical Services Authority Joint Exercise of Powers Agreement (“Agreement”) pursuant to Articles 1 through 4, Chapter 5, Division 7, Title 1 of the Government Code of the State of California (commencing with Section 6500) relating to the joint exercise of powers common to public agencies by the Parties to permit the joint exercise of certain powers both have in common; and

WHEREAS, the Parties are authorized to jointly exercise their powers pursuant to the provisions of Article 2, Chapter 4; Part 2, Division 2, Title 5, Sections 55631 through 55634, and Articles 1 through 4, Chapter 5, Division 7, Title 1(commencing with section 6500), of the Government Code of the State of California; and

WHEREAS, the purpose of the Agreement is to (1) create the Santee-Lakeside Emergency Medical Services Authority; (2) to provide for the administration of the Authority; and (3) to jointly, through the Authority, exercise the common powers of the Parties by administering, funding, managing and overseeing coordination of ALS ambulance transport services by said Member Agencies. Such purpose is accomplished and common powers exercised in the manner set forth in the Agreement; and

WHEREAS, The Agreement may be amended by a majority vote of the Commission only after approval of two-thirds vote of the Member Agencies. The Commission shall initiate any proposed amendment by requesting a formal recommendation from the Board of Chiefs, if applicable. The Commission shall then forward the proposed amendment with its recommendation to the governing body of each Party to the Agreement. The proposal shall be accompanied by a copy of the proposed amendment to the Agreement, which shall be adopted, properly executed, and returned to the Commission if the Party concurs with the amendment. The Secretary shall notify each Party of the resultant action; and

WHEREAS, the Parties wish for this First Amended Agreement to amend the terms of the Agreement regarding the subject matters contained herein and for the new terms to be effective on the last signature date on the First Amendment; and

WHEREAS, the parties desire for all terms of the previous Agreement to remain effective to the extent they are not amended by this First Amendment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee, California, that the City Council hereby:

1. Approves the First Amendment to the Santee-Lakeside Emergency Medical Services Authority Joint Exercise of Powers Agreement, a copy of which is attached as Exhibit “A”; and

RESOLUTION NO. _____

2. Authorizes the City Manager to execute all necessary documents; and
3. Finds that the action to approve the First Amendment is not subject to the California Environmental Quality Act ("CEQA") pursuant to Section 15060(c)(3) (the activity is not a project as defined in Section 15378 of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly).

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 10th day of May, 2023, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

**FIRST AMENDMENT TO
SANTEE-LAKESIDE
EMERGENCY MEDICAL SERVICES AUTHORITY
JOINT EXERCISE of POWERS AGREEMENT**

THIS FIRST AMENDMENT TO JOINT EXERCISE OF POWERS AGREEMENT (“First Amendment”) is made and entered into this ___ day of _____ 2023, by and between the City of Santee (“Santee”), a California charter city and municipal corporation, and the Lakeside Fire Protection District (“LFPD”), organized and existing under the Fire Protection District Law of 1987, Health and Safety Code section 13800 *et seq.* (collectively, “Parties”).

RECITALS

WHEREAS, the Parties are authorized to jointly exercise their powers pursuant to the provisions of Article 2, Chapter 4; Part 2, Division 2, Title 5, Sections 55631 through 55634, and Articles 1 through 4, Chapter 5, Division 7, Title 1 (commencing with Section 6500), of the Government Code of the State of California; and

WHEREAS, on or about August 23, 2022, the Parties entered into the Santee-Lakeside Emergency Medical Services Authority Joint Exercise of Powers Agreement (“Agreement”) pursuant to Articles 1 through 4, Chapter 5, Division 7, Title 1 of the Government Code of the State of California (commencing with Section 6500) relating to the joint exercise of powers common to public agencies by the Parties to permit the joint exercise of certain powers both have in common; and

WHEREAS, the purpose of the Agreement is to (1) create the Santee-Lakeside Emergency Medical Services Joint Powers Authority; (2) to provide for the administration of the Authority; and (3) to jointly through the Authority exercise the common powers of the Parties by administering, funding, managing and overseeing coordination of advanced life support ambulance transport services by said Member Agencies. Such purpose is accomplished and common powers exercised in the manner set forth in the Agreement; and

WHEREAS, the Agreement may be amended by a majority vote of the Commission only after approval of two-thirds vote of the Member Agencies. The Commission shall initiate any proposed amendment by requesting a formal recommendation from the Board of Chiefs, if applicable. The Commission shall then forward the proposed amendment with its recommendation to the governing body of each Party to the Agreement. The proposal shall be accompanied by a copy of the proposed amendment to the Agreement, which shall be adopted, properly executed, and returned to the Commission if the Party concurs with the amendment. The Secretary shall notify each Party of the resultant action; and

WHEREAS, the Parties wish for this First Amendment to amend the terms of the Agreement regarding the subject matters contained herein, and for the new terms to be effective on the last signature date set forth below (“Effective Date”); and

WHEREAS, the Parties desire for all terms of the Agreement to remain effective to the extent they are not amended by this First Amendment.

NOW, THEREFORE, the Parties, for and in consideration of the mutual benefits, promises, and agreements set forth herein, agree as follows:

AGREEMENT

Section 1. The foregoing recitals are true and correct.

Section 2. Section 17 of the Agreement is hereby revised to read as follows:

SECTION 17. Hold Harmless.

Each Member Agency agrees to defend, indemnify, and hold harmless the other individual Member Agencies (including their officers, elected or appointed officials, employees, agents, and volunteers) and the Authority (including its officers, elected or appointed officials, employees, agents, and volunteers) from and against any and all claims, damages, losses, expenses, fines, penalties, judgments, demands and defense costs (including, without limitation, actual, direct, out-of-pocket costs and expenses and amounts paid in compromise or settlement and reasonable outside legal fees arising from litigation of every nature or liability of any kind or nature including civil, criminal, administrative or investigative) arising out of or in connection with that individual Member Agency's (including its officers, elected or appointed officials, employees, agents and volunteers) negligent or reckless performance of duties or activities arising under this Agreement or as a result of the management by and operations of the Member Agency providing Emergency Medical Services pursuant to the Agreement.

The Authority shall defend, indemnify, and hold harmless each Member Agency (including the Member Agency's officers, elected or appointed officials, employees, agents, and volunteers) from any and all claims, damages, losses, expenses, fines, penalties, judgments, demands and defense costs (including, without limitation, actual, direct, out-of-pocket costs and expenses and amounts paid in compromise or settlement and reasonable outside legal fees arising from litigation of every nature or liability of any kind or nature including civil, criminal, administrative or investigative) arising out of or in connection with the negligent acts, errors, or omissions of the Commission or Board of Chiefs, while acting within the scope of their authority under this Agreement, including but not limited to, claims arising under the Ralph M. Brown Act (Gov. Code § 54950 et seq.), the Political Reform Act (Gov. Code § 81000 et seq.), or Government Code section 1090. This duty to defend, indemnify, and hold harmless only applies to the limited governance functions performed by the Commission or Board of Chiefs. It expressly does not apply to any operational issues

that are performed by the Member Agencies, who are solely responsible for operational activities.

The provisions of this Section 17 shall survive the termination or expiration of this Agreement.

Section 3. Subsection (G)(2)(g) of Section 9 of the Agreement is deleted in its entirety.

IN WITNESS THEREOF, the Parties hereto have caused this First Amendment to be executed and attested by their proper officers thereunto duly authorized, and their official seals to be hereto affixed as of the day and year first above written.

CITY OF SANTEE

LAKESIDE FIRE PROTECTION DISTRICT

By: _____
Marlene D. Best, City Manager

By: _____
Donald H. Butz, Fire Chief

**APPROVED AS TO FORM:
BEST & KRIEGER LLP**

**APPROVED AS TO FORM:
MCDUGAL LOVE BOEHMER FOLEY
LYON & MITCHELL**

By: _____
Shawn Hagerty, City Attorney

By: _____
Steve Boehmer, General Counsel

Date: _____

Date: _____

RESOLUTION NO. 22-042

RESOLUTION OF THE GOVERNING BOARD OF THE LAKESIDE FIRE PROTECTION DISTRICT APPROVING THE SANTEE-LAKESIDE EMERGENCY MEDICAL SERVICES AUTHORITY JOINT EXERCISE OF POWERS AGREEMENT

WHEREAS, County Service Area No. 69 (“CSA 69”) was established by the County of San Diego (“County”) Board of Supervisors (“Board”) in 1974 to provide funding for enhanced Advanced Life Support (“ALS”) ambulance transport service within the current boundaries of the Lakeside Fire Protection District (“District”), including the unincorporated communities of Pepper Drive and Bostonia, and the City of Santee (“City”); and

WHEREAS, on October 5, 2021, the County Board of Supervisors adopted a Resolution of Application requesting that the Local Agency Formation Commission of the County of San Diego initiate proceedings for a reorganization to include the dissolution of CSA 69 and the transfer of funding and administrative oversight of ALS ambulance transport service, including transfer of the authority to levy, collect and receive all tax and benefit fee revenues currently levied and collected by CSA 69, to the District and City to serve as successor agencies; and

WHEREAS, on February 22, 2022, the District adopted Resolution 22-006 in support of the County’s application; and

WHEREAS, the District and City have worked cooperatively with the County to develop the plan for dissolution of CSA 69 and transfer of CSA 69’s responsibility for funding and administrative oversight of ALS ambulance transport service to the District and City, which includes in part, formation by the District and City of a Joint Powers Agency to manage administrative oversight of the ALS ambulance transport services with both agencies providing ALS ambulance transport services in the same scope and manner as currently provided by these two agencies within the former CSA 69 boundaries; and

WHEREAS, the District and City are authorized to jointly exercise their powers pursuant to the provisions of Article 2, Chapter 4; Part 2, Division 2, Title 5, Sections 55631 through 55634, and Articles 1 through 4, Chapter 5, Division 7, Title 1 (commencing with Section 6500), of the Government Code of the State of California; and

WHEREAS, the District and City have drafted the Santee-Lakeside Emergency Medical Services Authority Joint Exercise of Powers Agreement (“JPA Agreement”), attached to this Resolution as Exhibit “A” and incorporated herein, which establishes the Santee-Lakeside Emergency Medical Services Authority (“Authority”), provides for the administration of the Authority, and authorizes the District and City to manage funding and administrative oversight of the Authority, and oversee coordination of ALS ambulance transport services within their respective boundaries (the former CSA 69 boundaries); and

WHEREAS, the District Board of Directors desires to approve the JPA Agreement

NOW THEREFORE, BE IT RESOLVED, by the Board of Directors of the Lakeside Fire Protection District a public agency in the County of San Diego, California, as follows:

SECTION 1. The Board of Directors finds and determines that the foregoing recitals are true and correct.

SECTION 2. The Board of Directors hereby approves the Santee-Lakeside Emergency Medical Services Authority Joint Exercise of Powers Agreement (“JPA Agreement”), a copy of which is attached hereto as Exhibit “A.”

SECTION 3. Pursuant to the JPA Agreement, and the provisions of Article 2, Chapter 4; Part 2, Division 2, Title 5, Sections 55631 through 55634, and Articles 1 through 4, Chapter 5, Division 7, Title 1 (commencing with Section 6500), of the Government Code of the State of California, the District elects to jointly form and participate as a member of the Santee-Lakeside Emergency Medical Services Authority, a joint powers authority, as described in the JPA Agreement.

SECTION 4. The President of the District’s Board of Directors or their designee is authorized to execute the JPA Agreement on behalf of the District.

SECTION 5. The Fire Chief or their designee is hereby authorized and directed to coordinate with the City to submit a copy of the JPA Agreement, this Resolution and other applicable information to the Secretary of State and to other recipients as may be required.

***PASSED AND ADOPTED** by the Board of Directors of the Lakeside Fire Protection District, County of San Diego, State of California, on the 23rd day of August, 2022 by the following vote:*

AYES: Baker, Bingham, Liebig, Robeson, Robles

NOES:

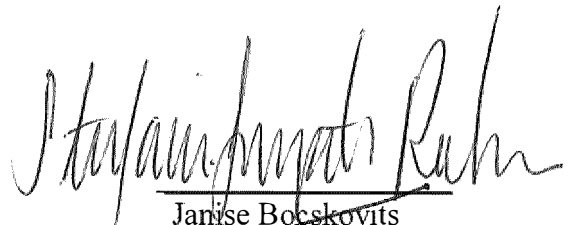
ABSTAIN:

ABSENT:



Timothy Robles
Board President

MARK Baker
Board Vice President



Janise Bocskovits
Clerk of the Board

Stefanie Trompeter
Acting Clerk Rolon,

**SANTEE-LAKESIDE
EMERGENCY MEDICAL SERVICES AUTHORITY
JOINT EXERCISE of POWERS AGREEMENT**

THIS JOINT EXERCISE OF POWERS AGREEMENT ("Agreement") is made and entered into by and between the City of Santee ("Santee"), a California charter city and municipal corporation, and the Lakeside Fire Protection District ("LFPD"), organized and existing under the Fire Protection District Law of 1987, Health and Safety Code section 13800 *et seq.*

RECITALS

WHEREAS, Santee and LFPD are authorized to jointly exercise their powers pursuant to the provisions of Article 2, Chapter 4; Part 2, Division 2, Title 5, Sections 55631 through 55634, and Articles 1 through 4, Chapter 5, Division 7, Title 1 (commencing with Section 6500), of the Government Code of the State of California; and

WHEREAS, fire protection and Advanced Life Support (ALS) ambulance transport services have been provided within boundaries of what is now the City of Santee since 1956, starting with the establishment of the Santee Fire Protection District, a County Fire Protection District and continuing unabated following the establishment of the Santee Fire Protection District as a subsidiary district of the City of Santee upon its incorporation, and continuing through the later merger of the Santee Fire Protection District and the City of Santee in the mid-1980s; and

WHEREAS, fire protection and ALS ambulance transport services have been provided unabated within the boundaries of LFPD and the unincorporated communities of Bostonia and Pepper Drive, since approximately 1963; and

WHEREAS, County Service Area No. 69 ("CSA 69") was established by the County of San Diego ("County") Board of Supervisors in 1974 to provide funding to Santee and LFPD for enhanced ALS ambulance transport service within the current boundaries of Santee and LFPD (including the unincorporated communities of Pepper Drive and Bostonia); and

WHEREAS, on October 5, 2021, the County Board of Supervisors adopted Resolution No. 21-155, a Resolution of Application to the Local Agency Formation Commission of the County of San Diego ("LAFCO") requesting that LAFCO initiate proceedings for a reorganization upon the terms specified therein, to include the dissolution of CSA 69 and the transfer of funding and administrative oversight of ALS ambulance transport service, including transfer of the authority to levy, collect and receive all tax and benefit fee revenues currently levied and collected by CSA 69, to Santee and LFPD to serve as successor agencies to CSA 69; and

WHEREAS, Santee and LFPD have worked cooperatively with the County of San Diego to develop the plan for dissolution of CSA 69 and transfer of CSA 69's responsibility for funding and administrative oversight of ALS ambulance transport service to Santee and LFPD, which includes in part, formation by Santee and LFPD of a Joint Powers Agency to manage administrative oversight of the ALS ambulance transport services with both agencies

providing ALS ambulance transport services in the same scope and manner as currently provided by these two agencies within the former CSA 69 boundaries; and

NOW, THEREFORE, the Parties, for and in consideration of the mutual benefits, promises, and agreements set forth herein, agree as follows:

AGREEMENT

SECTION 1. Definitions. Unless the context otherwise requires, the words and terms defined in this Section shall, for the purposes of this Agreement, have the meanings herein specified.

- A. Act means Articles 1 through 4, Chapter 5, Division 7, Title 1 of the Government Code of the State of California (commencing with Section 6500) relating to the joint exercise of powers common to public agencies.
- B. Administrative Services Provider means the Member Agency designated by the Commission to provide for the services reasonably necessary for the administrative functions of the Authority. A Member Agency may be appointed as the Authority's Administrative Services Provider.
- C. Agreement means this Joint Exercise of Powers Agreement.
- D. Annual Budget means the budget adopted pursuant to Section 10 of this Agreement.
- E. Authority means the Santee-Lakeside Emergency Medical Services Joint Powers Authority, which is created by this Agreement.
- F. Authority Revenues means all sources of revenue either received directly by Member Agencies related to the provision of ALS services or received by the Authority. These sources of revenue include, but are not limited to, property taxes, benefit fees, billing/transport revenues, Ground Emergency Medical Transport (GEMT), Ground Emergency Medical Transport/Quality Assurance Fee (GEMT/ QAF), Public Provider Ground Emergency Medical Transportation Intergovernmental Transfer (PP-GEMT IGT) funds, or any similar or successor state or federal funding program, or similar program revenue, and investment income.
- G. Board of Chiefs or Board means the body referred to in Section 7 of this Agreement.
- H. Member of the Board of Chiefs or Board Member means a member of the Board of Chiefs.
- I. Commission means the Commission referred to in Section 6. of this Agreement, which is the governing body of the Authority.
- J. Commissioner or Member of the Commission means a member of the Commission appointed to the Commission pursuant to Section 6 of this Agreement.

- K. Effective Date means the last date on which all Parties to this Agreement have executed the Agreement.
- L. Ex Officio Member shall mean an ex officio member appointed pursuant to any bylaws duly adopted by the Commission authorizing additional ex officio members to participate in meetings of the Board of Directors by the Commission.
- M. Member Agency(ies) means LFPD, Santee and any other entity added to this Agreement by a subsequent written amendment.
- N. Party(ies) means those entities who have executed this Agreement or any Amendment to this Agreement and who have not withdrawn from the Authority.

SECTION 2 Purpose. This Agreement is made pursuant to the Act by LFPD and Santee to permit the joint exercise of certain powers both have in common. The purpose of this Agreement is to (1) create the Santee-Lakeside Emergency Medical Services Joint Powers Authority; (2) to provide for the administration of the Authority; and (3) to jointly through the Authority exercise the common powers of the Parties by administering, funding, managing and overseeing coordination of ALS ambulance transport services by said Member Agencies. Such purpose will be accomplished and common powers exercised in the manner set forth in this Agreement.

SECTION 3. Creation of Authority. Pursuant to the Act, there is hereby created a public entity known as the Santee-Lakeside Emergency Medical Services Joint Powers Authority. The Authority shall be a public entity separate and apart from the Parties and the Authority shall administer this Agreement. Pursuant to Government Code section 6508.1, the debts, liabilities, and obligations of the Authority shall not be the debts, liabilities, and obligations of any of the Parties or any of their respective members, officers, directors, employees or agents.

SECTION 4. Term. This Agreement shall commence on the Effective Date and shall continue until such time as terminated by the Parties as provided in in Section 12 of this Agreement.

SECTION 5. Power of Authority.

A. General Powers. The Authority shall exercise, in the manner herein provided, the powers common to the Member Agencies, powers otherwise permitted under the Act, and powers necessary to accomplish the purposes of this Agreement, subject however to such restrictions as are applicable to the Fire Protection District Law of 1987, Health and Safety Code section 13800 et seq., as required by Government Code section 6509. Furthermore, pursuant to Section 6504 of the Act, the Authority is empowered, and by this Agreement required, to assess the Member Agencies to finance the entire operation of the Authority in the manner set forth in this Agreement. The Authority may, but shall not be required to, contract indebtedness for capital items in the manner otherwise permitted by law.

- (1) The Authority is hereby authorized in its own name to perform all acts necessary for the exercise of common powers, including, but not limited to, any or all of the following:

- (a) To make and enter into contracts;
- (b) To hire agents, consultants, and employees, except as otherwise provided by Paragraph G.2 of Section 9 related to the Administrative Services Provider services;
- (c) To lease, acquire, construct, manage, maintain and operate any buildings, works, or improvements;
- (d) To acquire, hold, or dispose of property;
- (e) To incur debts, liabilities, or obligations, which do not constitute a debt liability or obligation of any Member Agency or Party as defined in Paragraphs L and M of Section 1, respectively;
- (f) To receive gifts, contributions and donations of property, funds, services, and other forms of financial assistance, from persons, firms, corporations, and any governmental entity, provided that the Authority consents to such gifts, contributions and donations;
- (g) To fix the compensation, if any, paid to the Commission, Secretary, Treasurer, Controller and Attorney, in compliance with all applicable laws; provided, however, Ex Officio Members shall not be eligible for compensation from the Authority;
- (h) To prescribe the duties, compensation and other terms and conditions of for other agents, officers, consultants, and employees, except as otherwise provided by Paragraph G.2 of Section 9 related to the Administrative Services Provider services;
- (i) To adopt reasonable rules and regulations for the conduct of the day-to-day operations of the Authority;
- (j) To apply for, accept, receive and disburse grants, loans and other aid from any agency of the United States of America or of the State of California;
- (k) To sue and be sued in its own name;
- (l) To invest money in the treasury, pursuant to Government Code section 6505.5, that is not required for the immediate necessities of the Authority, as the Authority determines advisable, in the same manner and on the same conditions as local agencies, pursuant to Section 53601 of the Government Code;
- (m) To carry out and enforce all provisions of this Agreement; and
- (n) To exercise any and all powers which are provided for in the Act and in Government Code section 6584 et. seq. including, without limitation

Government Code section 6588, as they exist on the Effective Date of this Agreement or may hereafter be amended.

SECTION 6. Commission.

A. The Authority shall be governed by a commission, which shall be called the "Santee-Lakeside EMS Authority Commission" (hereinafter "Commission") and which shall exercise the powers set forth in Section 5 of this Agreement. Each Member Agency which is a Party to this Agreement shall have two (2) primary designated Commissioner seats and one (1) alternate Commissioner seat on the Commission, and shall fill all such Commissioner seats by appointment from its governing body, in accordance with the Member Agency's policies and procedures. The alternate Commissioner appointed by each Member Agency shall have the authority to attend, participate in and vote at any meeting of the Commission when the regular Commissioner member is absent. All Commissioners and alternate Commissioners shall serve at the pleasure of the appointing Member Agency, except such appointee shall cease to be a Commissioner or alternate Commissioner if he or she ceases to be a member of the governing body of the appointing Member Agency, or if the appointing Member Agency ceases to be a Party to this Agreement. Each appointing Member Agency shall notify the Authority's Secretary of their respective appointments to the Commission in writing. The Secretary shall notify each Member Agency of the appointments of the other Parties.

(1) The Commission, as governing body of the Authority, shall formulate and set policy, including budget policies, and shall exercise the powers set forth in Section 5 of this Agreement to accomplish its purpose. While the Commission retains full control and is responsible for the affairs of the Authority, it shall rely upon the Board of Chiefs for development of reports on the below listed items for the Commission's periodic review:

- (a) ALS budgets of the Member Agencies;
- (b) Operational objectives;
- (c) Member Agency service level proposals and service level implementation and coordination including, but not limited to, adjustment of the number of operational ambulances and the locations of said ambulances by the Member Agencies;
- (d) Member Agency response matrices, including the adjustment of response levels, addition of surge ambulances and the leasing of facilities, acquisition of equipment and, as applicable, personnel staffing; and
- (e) Allocation and distribution of Authority Revenues as determined by the Member Agencies.

SECTION 7. Board of Chiefs.

A. Pursuant to Section 6508 of the Act, there is hereby created an administrative body, immediately subordinate to the Commission, to be known as the "Board of Chiefs" (hereinafter "Board of Chiefs," whose members are hereinafter referred to as "Member of the Board") and which shall exercise the powers delegated to the Board of Chiefs

by this Agreement, including but not limited to the powers set forth in this Section 7.A. and Section 5 of this Agreement. Each Member Agency shall have not more than two (2) seats on the Board of Chiefs, to be filled by the respective Agency's Fire Chief and a designee appointed by each Agency's Fire Chief, which designee shall serve at the pleasure of the Member Agency of which he or she is a representative and shall cease to be a Member of the Board in the event that the appointing Member Agency ceases to be a Party to this Agreement. An Agency's Fire Chief shall cease to be a Member of the Board of Chiefs if he or she ceases to be the Fire Chief of the Member Agency, or if such Member Agency ceases to be a Party to this Agreement. Each Member Agency shall notify the Secretary in writing of the names of its respective appointments to the Board of Chiefs. The Secretary shall notify each Member Agency of the appointments of the other Parties.

- (1) The Board of Chiefs is the administrative arm of the Commission and is authorized to act on behalf of the Commission as necessary for the ordinary conduct of business. The Board of Chiefs is responsible to the Commission for development of reports on:
 - (a) ALS budgets of the Member Agencies;
 - (b) Operational objectives;
 - (c) Member Agency service level proposals and service level implementation and coordination including, but not limited to, adjustment of the number of operational ambulances and locations of said ambulances by the Member Agencies;
 - (d) Member Agency response matrices, including the adjustment of response levels, addition of surge ambulances and the leasing of facilities, acquisition of equipment and, as applicable, personnel staffing; and
 - (e) Allocation and distribution Authority Revenues as determined by the Member Agencies.
- (2) The Board of Chiefs shall exercise its authority and responsibilities by and through the Board Chair, whose appointment is set forth in Section 9.C. of this Agreement.
- (3) Disputes on matters related to service level proposals, implementation and/or coordination ("Service Related Issues") set forth in this Section shall be addressed as follows:
 - (a) In-Person Informal Conference: If the Parties disagree on Service Related Issues, the Parties shall first schedule and conduct an informal in-person conference in an effort to resolve the Service Related Issues informally. Such conference shall occur within 15 days of identification the disagreement by the Parties.
 - (b) Formal Conference: If such an in-person conference does not resolve the Service Related Issues, then the Parties shall select an agreed

upon independent third party Fire Chief from another agency within San Diego County to meet with the Parties to assist in resolving the Service Related Issues.

- (c) **Mandatory Non-Binding Mediation:** If the Service Related Issues are not resolved after the formal conference with the independent third party Fire Chief from another agency, or if the Parties are unable to select an independent third party Fire Chief from another agency to assist with resolving Service Related Issues, the Parties shall first endeavor to settle the dispute over the Service Related Issues ("Dispute") in an amicable manner before having recourse in a court of law, by:
 - i. using the services of a neutral and independent qualified subject matter expert, that is acceptable to the Parties who shall proceed in the same manner as is specified in this Section 7.A.3; or
 - ii. conduct mandatory non-binding mediation under the rules of JAMS, AAA, or any other neutral organization agreed upon by the Parties before having recourse in a court of law. Mediation shall be commenced by sending a Notice of Demand for Mediation to the other Party.
- (d) **Selection of Mediator:** A single mediator that is acceptable to the Parties shall be used to mediate the Dispute. The mediator will be knowledgeable in the subject matter of this Agreement, if possible, and chosen from lists furnished by JAMS, AAA, or any other agreed upon mediator.
- (e) **Mediation Expenses:** All mediation costs, including required traveling and other expenses of the mediator, and the cost of any proofs or expert advice produced at the direct request of the mediator, shall be Authority costs.
- (f) **Conduct of Mediation:** Mediation hearings will be conducted in an informal manner. Discovery shall not be allowed. The discussions, statements, writings and admissions and any offers to compromise during the proceedings will be confidential to the proceedings (pursuant to California Evidence Code Sections 1115 – 1128 and 1152) and will not be used for any other purpose unless otherwise agreed by the Parties in writing. The Parties may agree to exchange any information they deem necessary. The Parties shall have representatives attend the mediation who are authorized to settle the Dispute, though a recommendation of settlement may be subject to the approval of each agency's boards or legislative bodies. Either Party may have attorneys, witnesses or experts present.

- (g) Mediation Results: Any resultant agreements from mediation shall be documented in writing. The results of the mediation shall not be final or binding unless otherwise agreed to in writing by the Parties. Mediators shall not be subject to any subpoena or liability and their actions shall not be subject to discovery.
- (h) Performance Required During Dispute: Nothing in this Section 7.A.3 shall relieve the Parties from performing their obligations under this Agreement. The Parties shall be required to comply with this Agreement, including the performance of all disputed activities, pending the resolution of any Dispute under this Agreement.

SECTION 8. Meetings of the Commission, and the Board of Chiefs.

- A. Regular and Special Meetings of the Commission: The Commission shall provide for its regular meetings, holding four (4) regular meeting each year. The date, hour, and location at which any regular meeting of the Commission shall be held and fixed by resolution, and a copy of such resolution shall be filed with each Member Agency. The Commission shall provide for such further meetings, as may be needed, depending upon the business or operational needs of the Authority or as may reasonably be requested by any Commissioner.
- B. Regular Meetings of the Board of Chiefs: The Board of Chiefs shall provide for its regular meetings; however, it shall hold at least one regular meeting each quarter. The date, hour, and location at which any regular meeting of the Board of Chiefs shall be held and fixed by resolution, and a copy of such resolution shall be filed with each Member Agency. The Board of Chiefs may provide for further meetings, as may be needed, depending upon the business or operational needs of the Authority as may reasonably be requested of the Chair of the Board of Chiefs by a majority of the Members of the Board.
- C. Ralph M. Brown Act: The Commission and the Board of Chiefs shall adopt rules for conducting their meetings and other business. All meetings of the Commission and the Board of Chiefs, including without limitation regular, adjourned regular, and special meetings, shall be called, noticed, and conducted in accordance with the provisions of the Ralph M. Brown Act (commencing with Section 54950 of the Government Code of the State of California).
- D. Quorum and Voting:
 - A. Quorum. A majority of the Commission and/or Board of Chiefs shall constitute a quorum for the transaction of business. A lesser number of each body may adjourn for lack of a quorum. Ex Officio Members shall not be counted for purposes of establishing a quorum.

B. Voting. Each Commissioner and/or Member of the Board of Chiefs shall have one (1) vote. Ex Officio Members shall not be entitled to vote. Except as otherwise provided by law or by this Agreement, all actions of the Commission and all actions of the Board of Chiefs shall be approved on the affirmative vote of a majority of the Members of the Commission or the Board of Chiefs, as the case may be.

(a) Tie Votes: Except as otherwise required by Section 10, whenever, after consideration of a matter for two meetings, the Commission is unable to decide the matter because of a tie vote, the issue shall be referred to the governing body of each Party for resolution within 45 days.

E. Minutes: The Secretary of the Authority shall cause minutes of regular, adjourned regular, and special meetings to be kept, and shall, as soon as possible after each meeting, provide a copy of the minutes to each Commissioner and each Member of the Board of Chiefs, respectively, and to each Member Agency.

SECTION 9. Officers and Respective Duties.

A. Chair and Vice Chair of the Commission: The Commission shall elect a Chair and Vice Chair at its first regular meeting, and thereafter, at the first regular meeting held in each succeeding calendar year, the Commission shall elect or re-elect its Chair and Vice Chair. The Chair and Vice Chair shall be from different Member Agencies, and each position shall alternate between Member Agencies on a two-year rotational basis. In the event the Chair or Vice Chair so elected ceases to be a Commissioner, the resulting vacancy of the position of Chair or Vice Chair shall be filled at the meeting of the Commission held after such vacancy occurs. In the absence or inability of the Chair to act, the Vice Chair shall act as Chair. The Chair, or in his or her absence the Vice Chair, shall preside and conduct all meetings of the Commission.

B. Secretary of the Commission: The Commission shall appoint a Secretary of the Commission at the first regular meeting of the Authority. It is the intent of the Parties that the Secretary position shall alternate between Member Agencies on a two-year rotation and that the Secretary shall be appointed from the same Member Agency as the Chair of the Board of Chiefs. The Secretary, in addition to keeping the minutes pursuant to the provisions of Section 8.E of this Agreement, will prepare an agenda for each meeting of the Commission and the Board of Chiefs. The Secretary will solicit agenda items for regular meetings at least fifteen (15) working days in advance of said meeting, and will distribute the agenda and supporting documentation in accordance with the provisions of the Ralph M. Brown Act. The Secretary will meet jointly with the Chair of the Board of Chiefs and Chair of the Commission at least ten (10) working days in advance to develop the agenda. Agenda items will be supported by appropriate documentation and explanation. The Secretary will deliver the agenda and supporting documentation to each Commissioner, each officer of the Authority, and each Member of the Board at least five (5) working days prior to the scheduled meeting.

- C. Chair and Vice Chair of the Board of Chiefs: The Board of Chiefs shall elect a Chair and Vice Chair at its first regular meeting of each calendar year. The Chair of the Board of Chiefs position shall alternate between agencies on a two-year rotation. In the event that the Chair or Vice Chair so elected ceases to be a Member of the Board, the resulting vacancy shall be filled at the meeting of the Board of Chiefs held after such vacancy occurs. In the absence or inability of the Chair to act, the Vice Chair shall act as Chair. The Chair, or in his/her absence the Vice Chair, shall preside at and conduct all meetings of the Board of Chiefs.
- D. Secretary of the Board of Chiefs: The Secretary of the Board of Chiefs shall be the Secretary of the Commission. The Secretary will keep minutes and will prepare an agenda for each meeting of the Board of Chiefs.
- E. Attorney of the Authority: The attorney of one of the Parties shall be appointed as the Attorney to the Authority at its first regular meeting, and shall serve at the pleasure of the Commission. Thereafter, at the first regular meeting held in every succeeding odd calendar year commencing in 2025, it is the intent of the Parties that the Commission shall select the Attorney from the other Party to the Agreement to serve as the Attorney to the Authority. The Attorney shall advise the Commission, the Board of Chiefs, the Administrative Services Provider and/or officers of the Authority in connection with any business relating to the Authority. The Attorney or a designated deputy shall attend all meetings of the Commission; provided however, that the absence of the Attorney shall not affect the validity of any meeting. The Commission may, as determined necessary, employ other counsel to represent and/or advise the Commission, the Board of Chiefs, and/or officers of the Authority, on business and/or other litigation.
- F. Treasurer/Auditor/Controller of the Authority: The Treasurer/Auditor/Controller shall be the Administrative Services Provider's senior financial officer (such as its chief financial officer, director of finance, or finance manager) as designated by the Administrative Services Provider unless the Commission elects to appoint as the Treasurer and Auditor/Controller another individual of its own choosing. The offices of Treasurer and Auditor/Controller may be held by separate individuals, or combined and held by one individual as the Commission may elect. If the Commission does not elect to appoint another individual of its own choosing as the Treasurer and Auditor/Controller, the Treasurer and Auditor/Controller shall serve at the pleasure of the Administrative Services Provider and may be removed at any time, with or without cause, in the sole discretion of the Administrative Services Provider's governing board or management-level employee. The Treasurer/Auditor/Controller shall attend the meetings of the Commission, and advise the Commission in connection with any accounting, budgetary, monetary, or other financial matters relating to the Authority. The Treasurer/ Auditor/Controller shall have the custody of all Authority money, from whatever source, and shall have all of the duties and responsibilities set forth in Government Code Sections 6505, 6505.5, and 6509.5, and shall include the following:

- (1) Establish, with the Commission's approval, the annual budget format, accounts, and documentation pertaining thereto, which most nearly reflect the objectives of the Authority;
- (2) Establish and maintain the particular funds and accounts as required by generally accepted accounting principles and which most accurately and appropriately record and report the operations of the Authority as represented by the annual budget document;
- (3) Enforce strict compliance with the approved annual budget and approve only expenditures authorized therein;
- (4) Manage the allocation and distribution of Authority Revenues;
- (5) On a semi-annual basis, provide a reconciliation of Authority Revenues, monthly disbursements to Member Agencies, and Authority expenditures, along with the proposed true-up payments for the semi-annual period;
- (6) Ensure that all available cash on hand is at all times fully invested in a cash management program and investment portfolio pertaining thereto, in accordance with the provisions of California Government Code Section 53600 et seq.; he or she will further ensure that sufficient liquidity is maintained to meet the Authority's cash disbursement needs;
- (7) Furnish periodic revenue, expenditure, and funds status reports to the Chair of the Commission; coordinate an annual audit of the basic financial statements in accordance with generally accepted governmental auditing standards and facilitate an annual agreed upon procedures review of the allocation and distribution Authority Revenues, and debts, liabilities, and obligations if any of the Authority;
- (8) As applicable, maintain an inventory of all property of the Authority, and may designate the Authority Director as the custodian of such property;
- (9) With advice from the Commission, obtain and maintain liability and, if applicable, obtain and maintain casualty insurance for the Authority and for the property of the Authority; and
- (10) Make all books and records of the Authority in his/her hands open to inspection at all reasonable times by representatives of the Member Agencies.

G. Administrative Services Provider:

- (1) Generally: The Member Agencies, by approval of this Agreement, hereby appoint Santee as Administrative Services Provider for the purposes of administering the Authority. Except as provided in Section 9.G.2 below, the Commission shall appoint the Administrative Services Provider pursuant to a separate written agreement.
- (2) Administrative Services Provider:
 - (a) Santee shall serve as the Authority's Administrative Services Provider. The Administrative Services Provider shall perform all services reasonably necessary for the administrative functions of the Authority including, but not limited to:
 - i. coordinating and preparing materials for Commission meetings within the scope of its services to the Authority;
 - ii. identifying key Administrative Services Provider staff that will provide services to the Commission and the Authority as the Administrative Services Provider, including staff who shall serve as Treasurer, in accordance with the directions given by the Administrative Services Provider's governing body or by a management employee under the exclusive control of Santee;
 - iii. being responsible for the administration of the contract with the billing consultant and any other contractors or consultants providing services to the Authority;
 - iv. obtaining a Tax Identification Number, a Medical Provider Number, any other accounts or authorization numbers required for the billing needs of and for the Authority;
 - v. implementing the policies, decisions, and directions of the Commission and/or the Board of Chiefs, as provided to Santee at the agency level to the person identified under subsection (d) below; and
 - vi. coordinating and conferring with the Board of Chiefs, and reporting to the Commission and the Board of Chiefs.
 - (b) In order to compensate the Administrative Services Provider for the performance of its services, the Authority shall pay the Administrative Services Provider a quarterly service fee upon receipt of a quarterly invoice. The amount of the quarterly service fee shall be set forth in a

writing approved by the Commission and Santee following the Effective Date of this Agreement, and may be revised as necessary in a writing signed by the Authority and Santee based on the Administrative Services Provider's projections of the cost to perform its services.

- (c) The Administrative Services Provider shall identify key staff that shall provide services required of the Administrative Services Provider. Key staff identified by the Administrative Services Provider shall be qualified to perform services required of the Administrative Services Provider. Such key staff shall at all times remain under the exclusive direction and control of Santee. Subject to payment of quarterly service fees by the Authority as provided in subsection (b) above, the Administrative Services Provider shall be responsible for all compensation, supervision, and administrative costs relating to its staff.
- (d) A representative of the Administrative Services Provider, which shall be an employee that is not assigned to deliver services required of the Administrative Services Provider, shall serve as the main point of contact for the Authority. Any concerns regarding the Administrative Services Provider's performance as Administrative Services Provider, including staff identified to perform services required of the Administrative Services Provider, shall be relayed to the designated point of contact.
- (e) The Authority, its Commission and/or Board of Chiefs shall not have the ability to direct how services are to be performed, specify the location where services are to be performed, or establish hours or days for the performance of services provided by the Administrative Services Provider's staff. The Authority, its Commission and/or Board of Chiefs, shall not have any right to discharge or discipline any member of the Administrative Services Provider's staff.
- (f) The Administrative Services Provider is retained as an independent contractor and is not an employee of Authority. No employee or agent of the Administrative Services Provider shall become an employee of the Authority. The Administrative Services Provider's employees or agents assigned to provide services under this Agreement shall remain under the exclusive control of Santee.
- (g) The Authority shall defend, indemnify, and hold harmless Santee and its officials, officers, employees, contractors, agents, and authorized volunteers from any and all claims, demands, damages, liabilities, fines, expenses, and related costs and fees, including attorney's fees, arising from or related to Santee's performance of services as the Administrative Services Provider.

- H. Official Bond: Pursuant to Government Code section 6505.1, the public officer, officers or persons who have charge of, handle or have access to any property of the Authority shall file an official bond in an amount to be fixed by the Board of Directors of the Authority.

SECTION 10. Fiscal Year, Finances, and Annual Budget.

- A. Fiscal Year: The Authority's fiscal year shall be the twelve-month period commencing each July 1. The Authority shall operate only under an approved fiscal year budget. Authority may not operate at a deficit.
- B. Interim Budget: The Commission shall, adopt an interim budget for the Authority within one hundred and twenty (120) days of the effective date of the dissolution of CSA 69, which shall constitute the operating budget until the Annual Budget is adopted.
- C. Annual Budget: The Commission shall establish the Annual Budget for the Authority as follows:
- (1) Preliminary Budget. Prior to March 31 each year, the Administrative Services Provider shall provide a preliminary budget to the Member Agencies.
 - (2) Final Annual Budget. Prior to October 1 of each year, the Commission shall adopt a final annual budget for all expenses to be made by the Authority during the ensuing Fiscal Year and an allocation of contributions from Member Agencies. Each annual budget shall be adopted and shall be effective on the affirmative vote of a majority of the Commission.
 - (3) Budget Reserve. Each annual budget shall include a minimum Reserve for Contingency equal to ten percent (10%) of otherwise budgeted and approved expenditures. Money may be expended from this Reserve only with the expressed approval of the Commission. The Reserve shall roll over as the beginning balance of the subsequent fiscal year.
 - (4) Failure to Obtain Budget Approval. In the event the Commission does not adopt a budget prior to start of a fiscal year, the budgeted amounts of all expenses and allocation of contributions from Member Agencies shall remain the same as the amounts last approved by the Commission in its most recently adopted budget; provided, however, that the amounts shall be increased by the Consumer Price Index ("CPI") with a minimum increase of no less than two percent (2%). The CPI shall mean the Consumer Price Index for all urban consumers (CPI-U) for the San Diego-Carlsbad (1982-84 = 100) for the twelve (12) month period ending the February prior to the beginning of the fiscal year. This factor shall be applied to the budget until such time as a new budget is adopted by the Commission. Any shortfall in revenues shall be made up from available reserves dedicated by the Commission for such purpose and, if insufficient to cover the shortfall, any available reserve funds which have not been designated by the Commission for a particular purpose or otherwise

legally restricted for other purposes. Reserves shall mean any available cash or investments.

- D. Administration: The Board of Chiefs has the authority to fully implement the approved Authority budget. The Chair of the Board of Chiefs, with the approval of the Board of Chiefs, may recommend expenditures and budgetary transfers or adjustments. However, neither the Chair nor the Board of Chiefs may exceed the funding authorized in the Authority budget. In addition, neither the Chair nor the Board of Chiefs may alter the Authority budget, utilize the Reserve for contingency, or increase the total amount of the approved expenditure budget without Commission approval.
- E. Funds, Accounts and Reports: There shall be strict accountability of all funds and reporting of all receipts and disbursements.

- (1) Sources of Funds: The sources of funds available to the Authority may include, but are not limited to, the following:
- (a) Grants, donations, and loans received by the Authority from local, State, or Federal agencies or from individuals or businesses.
 - (b) Funds collected as billing revenue or funds received, if any, from Member Agencies as part of the reallocation of revenues.
 - (c) "In kind" contributions from Member Agencies.
 - (d) Funds from any other source derived.

The Treasurer shall arrange for the receipt of such funds from the above sources as are available to the Authority and as are necessary for the conduct of the Authority's activities. Member Agencies may, in the appropriate circumstances: (a) make contributions from their treasuries for the purposes set forth in this Agreement; (b) make payments of public funds to defray the cost of such purposes; and (c) make advances of public funds for such purposes. The provisions of Government Code section 6513 are incorporated into this Agreement. The Authority may adopt a cost sharing formula for determining contributions from Member Agencies.

- (2) Accounts. Revenues or funds received or made available to the Authority from any source whatsoever, shall be deposited into accounts that may be established by the Authority and/or Treasurer on behalf of the Authority, and may be expended by the Authority in any legal manner, subject to such reservations as may be imposed by the Authority from time to time.
- (3) Reports. The Treasurer shall, within one hundred eighty (180) days after the close of each Fiscal Year, give a complete written report of all financial activities for such fiscal year to the Commission, Board of Chiefs, and to each Member Agency. The Authority's books and records shall be open to inspection at all reasonable times by representatives of each Member Agency.

- F. Payments and Advances: No expenditures in excess of those budgeted shall be made without approval of a revised or amended budget, which may from time to time be submitted to and approved by the Commission.
- G. Audit: The Treasurer and Auditor/Controller shall cause an annual audit (or bi-annual audit if the requirements of Government Code section 6505 (f) are met) of the accounts and records of the Authority to be made and reported in accordance with Sections 6505 through 6505.6 of the Government Code. The audit shall conform to generally accepted auditing standards. Such report shall be filed within one hundred eighty (180) days after the close of each Fiscal Year under examination.

SECTION 11. Personnel.

- A. The Authority may employ any positions and/or hire any consultants deemed necessary to administer the Emergency Medical Transport and related services. The positions must be authorized and funded in the Authority's annual budget.
- B. The Chair of the Board of Chiefs, with oversight of the Board of Chiefs, is authorized to act on behalf of the Authority in all matters of personnel administration, given the positions and funding authorized by the Commission in the Authority's budget. This includes, but is not limited to, hiring, supervisory direction, performance evaluations, disciplinary matters, and terminations.

SECTION 12. Withdrawal: Termination.

Each Member Agency shall remain a Party to this Agreement and may not voluntarily terminate the Agreement unless any Member Agency breaches this Agreement, then such Member Agency shall be automatically terminated as a Party to this Agreement. The terminated Agency shall remain liable for any obligations as if the terminated Member Agency were still a Party to the Agreement. Such terminated Agency shall also be liable for its pro rata share of any outstanding debt or other obligations incurred as defined by the Authority.

The Authority retains the right to seek legal redress, if necessary, to obtain payment of amounts due. The Authority is entitled to costs and attorney fees related to such legal redress, including, but not limited to, seeking injunctive relief. A terminated Member Agency or an Agency that withdraws waives all rights, title and interest in, and forfeits any claim to any assets of the Authority.

Notwithstanding the above, any Member Agency which withdraws shall be obligated to pay to the Authority a sum equal to the percentage of said Member Agency's obligations for each future fiscal year ending on the date of withdrawal. Further, a withdrawing agency shall pay such Debt, Long Term Liabilities and Obligations that have accrued on a pro rata basis existing on the date of withdrawal. Said payment shall be a cash payment of the full amount made within 30 days of the withdrawal date.

SECTION 13. Dissolution.

The Agreement shall terminate and the Authority is thereby dissolved if the Parties unanimously agree to terminate the Agreement. Dissolution, however, shall only be effective upon a June 30, but shall in no event be effective until the requirements of Section 12 are satisfied.

SECTION 14. Disposition of Assets.

- A. This Agreement may not be terminated and disposition of assets made to Parties to the Agreement until the Authority reasonably exhausts all means of collecting any monies due to the Authority. The Commission must formally accept a final accounting prepared by the Treasurer/Controller before any final disposition of net assets may be made, and termination of the Agreement consummated.
- B. If the cause for termination was reduction of the number of Parties to the Agreement to less than two, all net assets of the Authority shall become the property of the sole remaining Party to the Agreement.
- C. If the cause for termination is mutual agreement, the total dollar amount of the net assets shall be apportioned among such Parties according to the relative obligations paid by those Parties during the entire term of the Agreement.
- D. In no event shall assets be transferred to Member Agencies until all debts, liabilities and obligations are retired.

SECTION 15. Amendment to Agreement.

The Agreement may be amended by a majority vote of the Commission only after approval of two-thirds vote of the Member Agencies. The Commission shall initiate any proposed amendment by requesting a formal recommendation from the Board of Chiefs, if applicable. The Commission shall then forward the proposed amendment with its recommendation to the governing body of each Party to the Agreement. The proposal shall be accompanied by a copy of the proposed amendment to the Agreement, which shall be adopted, properly executed, and returned to the Commission if the Party concurs with the amendment. The Secretary shall notify each Party of the resultant action.

SECTION 16. Severability.

Should any part, term, portion, or provision of this Agreement or the application thereof of any person or circumstances, be in conflict with any State or Federal law, or otherwise be rendered unenforceable or ineffectual, the validity of the remaining parts, terms, portions or provisions, or the application thereof to other persons or circumstances, shall be deemed severable and shall not be affected thereby, provided such remaining portions or provisions can be construed in substance to continue to constitute the Agreement that the parties intended to enter into in the first instance.

SECTION 17. Hold Harmless.

Each Member Agency shall defend, indemnify, and save all other individual Member

Agencies and the Authority harmless from any and all claims arising out of that individual Member Agency's negligent performance of this Agreement. Any loss or liability resulting from the negligent acts, errors, or omissions of the Commission, Board of Chiefs, Director, and/or staff, while acting within the scope of their authority under this Agreement, shall be borne by the Authority exclusively. The provisions of this Section 17 shall survive the termination or expiration of this Agreement.

SECTION 18. Successors.

This Agreement shall be binding upon and shall inure to the benefit of the successors of the parties hereto.

SECTION 19. Notice to Secretary of State, Controller and Local Agency Formation Commission.

A notice of the creation of the Authority by this Agreement, and/or any amendments to this Agreement, shall be filed by the Authority with the Secretary of State within 30 days of the Effective Date pursuant to Section 6503.5 of the Act. A copy of this Agreement and any amendment shall be filed by the Authority with the State Controller and San Diego Local Agency Formation Commission within 30 days of the Effective Date pursuant to Section 6503.6 of the Act.

IN WITNESS THEREOF, the Parties hereto have caused this Agreement to be executed and attested by their proper officers thereunto duly authorized, and their official seals to be hereto affixed as of the day and year first above written.

CITY OF SANTEE

By: Signed on page 18.2
Marlene Best, City Manager

Date: _____

**APPROVED AS TO FORM:
BEST & KRIEGER LLP**

By: Signed on page 18.2

Date: _____

LAKESIDE FIRE PROTECTION DISTRICT

By: Donald H. Butz
Donald H. Butz, Fire Chief

Date: 8-23-22

**APPROVED AS TO FORM:
MCDUGAL LOVE BOEHMER FOLEY
LYON & MITCHELL**

By: Steve Boehmer
Steve Boehmer, General Counsel

Date: 9/9/22

Agencies and the Authority harmless from any and all claims arising out of that individual Member Agency's negligent performance of this Agreement. Any loss or liability resulting from the negligent acts, errors, or omissions of the Commission, Board of Chiefs, Director, and/or staff, while acting within the scope of their authority under this Agreement, shall be borne by the Authority exclusively. The provisions of this Section 17 shall survive the termination or expiration of this Agreement.

SECTION 18. Successors.

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SECTION 19. Notice to Secretary of State, Controller and Local Agency Formation Commission.

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IN WITNESS THEREOF, the Parties hereto have caused this Agreement to be executed and attested by their proper officers thereunto duly authorized, and their official seals to be hereto affixed as of the day and year first above written.

CITY OF SANTEE

LAKESIDE FIRE PROTECTION DISTRICT

By: Marlene D. Best
Marlene Best, City Manager

By: _____

Date: 8/31/2022

Date: _____

**APPROVED AS TO FORM:
BEST & KRIEGER LLP**

**APPROVED AS TO FORM:
MCDOUGAL LOVE BOEHMER FOLEY
LYON & MITCHELL**

By: [Signature]

By: _____

Date: 8/31/2022

Date: _____

RESOLUTION NO. 22-004

**RESOLUTION OF THE COMMISSION FOR THE SANTEE-LAKESIDE
EMERGENCY MEDICAL SERVICES AUTHORITY TO APPROVE
FIRST AMENDMENT TO SANTEE-LAKESIDE EMERGENCY
MEDICAL SERVICES AUTHORITY JOINT EXERCISE OF POWERS
AGREEMENT**

WHEREAS, on or about August 23, 2022, the Parties entered into the Santee-Lakeside Emergency Medical Services Authority Joint Exercise of Powers Agreement (“Agreement”) pursuant to Articles 1 through 4, Chapter 5, Division 7, Title 1 of the Government Code of the State of California (commencing with Section 6500) relating to the joint exercise of powers common to public agencies by the Parties to permit the joint exercise of certain powers both have in common; and

WHEREAS, the Parties are authorized to jointly exercise their powers pursuant to the provisions of Article 2, Chapter 4; Part 2, Division 2, Title 5, Sections 55631 through 55634, and Articles 1 through 4, Chapter 5, Division 7, Title 1 (commencing with Section 6500), of the Government Code of the State of California; and

WHEREAS, the purpose of the Agreement is to (1) create the Santee-Lakeside Emergency Medical Services Joint Powers Authority; (2) to provide for the administration of the Authority; and (3) to jointly through the Authority exercise the common powers of the Parties by administering, funding, managing and overseeing coordination of ALS ambulance transport services by said Member Agencies. Such purpose is accomplished and common powers exercised in the manner set forth in the Agreement; and

WHEREAS, the Agreement stated above may be amended by a majority vote of the Commission only after approval of two-thirds vote of the Member Agencies. The Commission shall initiate any proposed amendment by requesting a formal recommendation from the Board of Chiefs, if applicable. The Commission shall then forward the proposed amendment with its recommendation to the governing body of each Party to the Agreement. The proposal shall be accompanied by a copy of the proposed amendment to the Agreement, which shall be adopted, properly executed, and returned to the Commission if the Party concurs with the amendment. The Secretary shall notify each Party of the resultant action; and

WHEREAS, the Member Agencies wish for this First Amended Agreement to amend the terms of the Agreement stated above regarding the subject matters contained herein, and for the new terms to be effective on the last signature date on the First Amended Agreement; and

WHEREAS, the Member Agencies desire for all terms of the previous Agreement referenced above to remain effective to the extent they are not amended by this First Amended Agreement.

NOW, THEREFORE, BE IT RESOLVED, the Commission of the Santee-Lakeside Emergency Medical Services Authority hereby resolves, determines, and orders as follows:

SECTION 1: The above recitals are true and correct and are deemed to be findings by the Commission.

SECTION 2: Section 17 of the Agreement shall be amended as set forth in the First Amended Agreement attached to this Resolution as Exhibit "A."

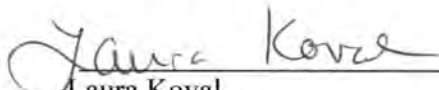
***PASSED and ADOPTED** by the Commission of the Santee-Lakeside Emergency Medical Services Authority, County of San Diego, State of California, on the 20th Day of December 2022, by the following vote:*

AYES: Baker, Bingham, Koval, Trotter

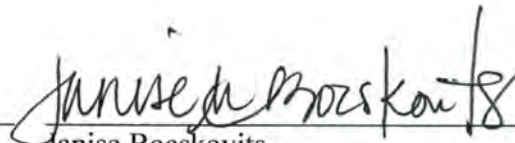
NOES:

ABSTAIN:

ABSENT:



Laura Koval
Chairperson



Janise Bocskovits
Secretary of the Commission

Attachments: Exhibit "A"

**FIRST AMENDMENT TO
SANTEE-LAKESIDE
EMERGENCY MEDICAL SERVICES AUTHORITY
JOINT EXERCISE of POWERS AGREEMENT**

THIS FIRST AMENDMENT TO JOINT EXERCISE OF POWERS AGREEMENT ("First Amended Agreement") is made and entered into this 13th day of December, 2022, by and between the City of Santee ("Santee"), a California charter city and municipal corporation, and the Lakeside Fire Protection District ("LFPD") (collectively, "Parties"), organized and existing under the Fire Protection District Law of 1987, Health and Safety Code section 13800 *et seq.*

RECITALS

WHEREAS, the Parties are authorized to jointly exercise their powers pursuant to the provisions of Article 2, Chapter 4; Part 2, Division 2, Title 5, Sections 55631 through 55634, and Articles 1 through 4, Chapter 5, Division 7, Title 1 (commencing with Section 6500), of the Government Code of the State of California; and

WHEREAS, on or about August 23, 2022, the Parties entered into the Santee-Lakeside Emergency Medical Services Authority Joint Exercise of Powers Agreement ("Agreement") pursuant to Articles 1 through 4, Chapter 5, Division 7, Title 1 of the Government Code of the State of California (commencing with Section 6500) relating to the joint exercise of powers common to public agencies by the Parties to permit the joint exercise of certain powers both have in common; and

WHEREAS, the purpose of the Agreement is to (1) create the Santee-Lakeside Emergency Medical Services Joint Powers Authority; (2) to provide for the administration of the Authority; and (3) to jointly through the Authority exercise the common powers of the Parties by administering, funding, managing and overseeing coordination of ALS ambulance transport services by said Member Agencies. Such purpose is accomplished and common powers exercised in the manner set forth in the Agreement; and

WHEREAS, the Agreement stated above may be amended by a majority vote of the Commission only after approval of two-thirds vote of the Member Agencies. The Commission shall initiate any proposed amendment by requesting a formal recommendation from the Board of Chiefs, if applicable. The Commission shall then forward the proposed amendment with its recommendation to the governing body of each Party to the Agreement. The proposal shall be accompanied by a copy of the proposed amendment to the Agreement, which shall be adopted, properly executed, and returned to the Commission if the Party concurs with the amendment. The Secretary shall notify each Party of the resultant action; and

WHEREAS, the Parties wish for this First Amended Agreement to amend the terms of the Agreement stated above regarding the subject matters contained herein, and for the new terms to be effective on the last signature date set forth below ("Effective Date"); and

WHEREAS, the Parties desire for all terms of the previous Agreement referenced above to remain effective to the extent they are not amended by this First Amended

Agreement.

NOW, THEREFORE, the Parties, for and in consideration of the mutual benefits, promises, and agreements set forth herein, agree as follows:

AGREEMENT

SECTION 17. Hold Harmless.

Each Member Agency agrees to defend, indemnify and hold harmless the other Member Agency (including its officers, elected or appointed officials, employees, agents and volunteers) and the Authority (including its officers, elected or appointed officials, employees, agents and volunteers) from and against any and all claims, damages, losses, expenses, fines, penalties, judgments, demands and defense costs (including, without limitation, actual, direct, out-of-pocket costs and expenses and amounts paid in compromise or settlement and reasonable outside legal fees arising from litigation of every nature or liability of any kind or nature including civil, criminal, administrative or investigative) arising out of or in connection with the Member Agency's (including its officers, elected or appointed officials, employees, agents and volunteers) negligent or reckless performance of duties or activities arising under this Agreement or as a result of the management by and operations of the Member Agency providing Emergency Medical Services pursuant to the Agreement. The provisions of this Section 17 shall survive the termination or expiration of this Agreement.

IN WITNESS THEREOF, the Parties hereto have caused this First Amended Agreement to be executed and attested by their proper officers thereunto duly authorized, and their official seals to be hereto affixed as of the day and year first above written.

CITY OF SANTEE

LAKESIDE FIRE PROTECTION DISTRICT

By: _____
Marlene Best, City Manager

By:  _____
Donald H. Butz, Fire Chief

Date: _____

Date: 12/13/2022

**APPROVED AS TO FORM:
BEST & KRIEGER LLP**

**APPROVED AS TO FORM:
MCDOUGAL LOVE BOEHMER FOLEY
LYON & MITCHELL**

By: _____

By:  _____
Steve Boehmer, General Counsel

Date: _____

Date: 12/13/22

MEETING DATE May 10, 2023

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AWARDING THE CONSTRUCTION CONTRACT FOR THE CITYWIDE CRACK SEALING PROGRAM 2023 (CIP 2023-04) PROJECT, DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) PER STATE CEQA GUIDELINES SECTION 15301 (c)

DIRECTOR/DEPARTMENT Carl Schmitz, Engineering 

SUMMARY

This item requests City Council award the construction contract for the Citywide Crack Sealing Program 2023 (CIP 2023-04) Project to Carter Enterprises Group, Inc. dba Pavement Rehab Company in the amount of \$128,890.00. This project will seal cracks in asphalt pavement to provide preventative maintenance in advance of the Citywide Pavement Repair and Rehabilitation Program and the Citywide Slurry Seal and Roadway Maintenance Program projects. The project is located in various streets and neighborhoods throughout the City as identified on the attached project map.

In compliance with the City’s purchasing ordinance, Santee Municipal Code Section 3.24.100, City staff administered a formal bid process on April 7, 2023. On April 26, 2023, the City Clerk publicly opened and examined six (6) sealed bids. The bid submitted by Carter Enterprises Group, Inc. dba Pavement Rehab Company has been determined to be the lowest responsive and responsible bidder in the amount of \$128,890.00. The bid submitted by Carter Enterprises Group, Inc. dba Pavement Rehab Company is 14% lower than the Engineer’s construction estimate of \$150,000.00.

Staff also requests authorization for the City Manager or Director of Engineering/City Engineer to approve change orders in a total amount not to exceed \$32,220.00 (25% of the contract price) for unforeseen items and additional work associated with the Project.

ENVIRONMENTAL REVIEW

This action is categorically exempt from the California Environmental Quality Act (“CEQA”), pursuant to Section 15301(c), Existing Facilities, of the CEQA Guidelines.

FINANCIAL STATEMENT 

Funding for this project is provided by Transnet funds available in the adopted Capital Improvement Program budget as part of the Pavement Roadway Maintenance Citywide project.



CITY OF SANTEE
COUNCIL AGENDA STATEMENT

Design and Bidding	\$ 6,750.00
Construction Contract	128,890.00
Construction Change Orders	32,220.00
Construction Engineering/Management	7,000.00
Project Closeout	1,000.00
 Total Anticipated Project Cost	 <u>\$ 175,860.00</u>

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MSB*

Adopt the Resolution:

1. Awarding the construction contract for the Citywide Crack Sealing Program 2023 (CIP 2023-04) Project to Carter Enterprises Group, Inc. dba Pavement Rehab Company for a total amount of \$128,890.00; and
2. Authorizing the City Manager to execute all necessary documents to execute the contract on behalf of the City; and
3. Authorizing the City Manager or Director of Engineering/City Engineer to approve change orders in a total amount not to exceed \$32,220.00;
4. Determining this action is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15301(c), Existing Facilities, of the CEQA Guidelines;

ATTACHMENTS

- Resolution
- Bid Summary Chart
- Project Map



RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
AWARDING THE CONSTRUCTION CONTRACT FOR CITYWIDE CRACK SEALING
PROGRAM 2023 (CIP 2023-04) PROJECT, DETERMINING THE PROJECT IS
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) PER STATE CEQA
GUIDELINES SECTION 15301(c)**

WHEREAS, on April 7, 2023, City staff administered a formal bid process in compliance with Santee Municipal Code Section 3.24.100; and

WHEREAS, the City Clerk, on April 26, 2023, publicly opened and examined six (6) sealed bids for the Citywide Crack Sealing Program 2023 (CIP 2023-04) Project (“Project”); and

WHEREAS, the lowest received bid was submitted by Carter Enterprises Group, Inc. dba Pavement Rehab Company in the amount of \$128,890.00; and

WHEREAS, in accordance with Santee Municipal Code section 3.24.100(E), staff has determined that the bid submitted by Carter Enterprises Group, Inc. dba Pavement Rehab Company conforms in all material respects to the requirements set forth in the invitation for bids; and

WHEREAS, Carter Enterprises Group, Inc. dba Pavement Rehab Company was found to be the lowest responsive and responsible bidder with their total bid amount of \$128,890.00; and

WHEREAS, staff recommends awarding the construction contract to Carter Enterprises Group, Inc. dba Pavement Rehab Company in the amount of \$128,890.00; and

WHEREAS, staff requests authorization for the City Manager or the Director of Engineering/City Engineer to approve change orders in a total amount not to exceed \$32,220.00 for unforeseen items and additional work associated with the Project.

WHEREAS, the project is categorically exempt from environmental review pursuant to Section 15301(c) of the State CEQA Guidelines.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, as follows:

SECTION 1: The Recitals provided above are true and correct and are hereby incorporated into this Resolution.

SECTION 2: The construction contract for the Citywide Crack Sealing Program 2023 (CIP 2023-04) Project is awarded to Carter Enterprises Group, Inc. dba Pavement Rehab Company as the lowest responsive and responsible bidder in the amount of \$128,890.00 and the City Manager is authorized to execute all necessary documents to execute the contract on behalf of the City.

SECTION 3: The City Manager, Director of Engineering/City Engineer, is authorized to

RESOLUTION NO. _____

approve change orders in an amount not to exceed \$32,220.00 for unforeseen items and additional work associated with the Project.

SECTION 4: The project is categorically exempt from environmental review under State CEQA Guidelines Section 15301(c), Existing Facilities.

SECTION 5: The documents and materials associated with this Resolution that constitute the record of proceedings on which these findings are based are located at Santee City Hall, 10601 Magnolia Avenue, Santee, CA 92071. The City Clerk is the custodian of record of those proceedings.

SECTION 6: This Resolution shall take effect immediately upon its passage.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 10th day of May, 2023 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

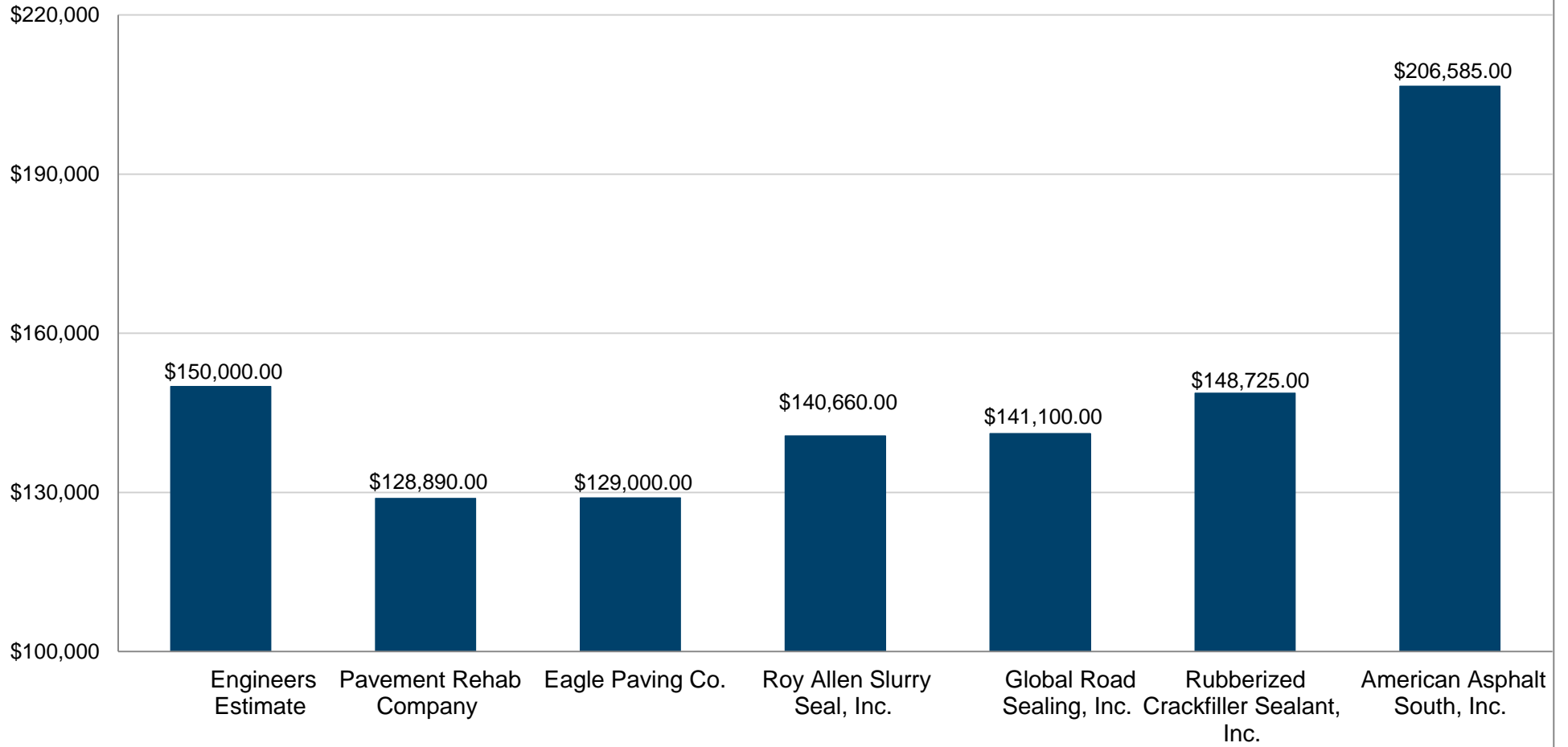
APPROVED:

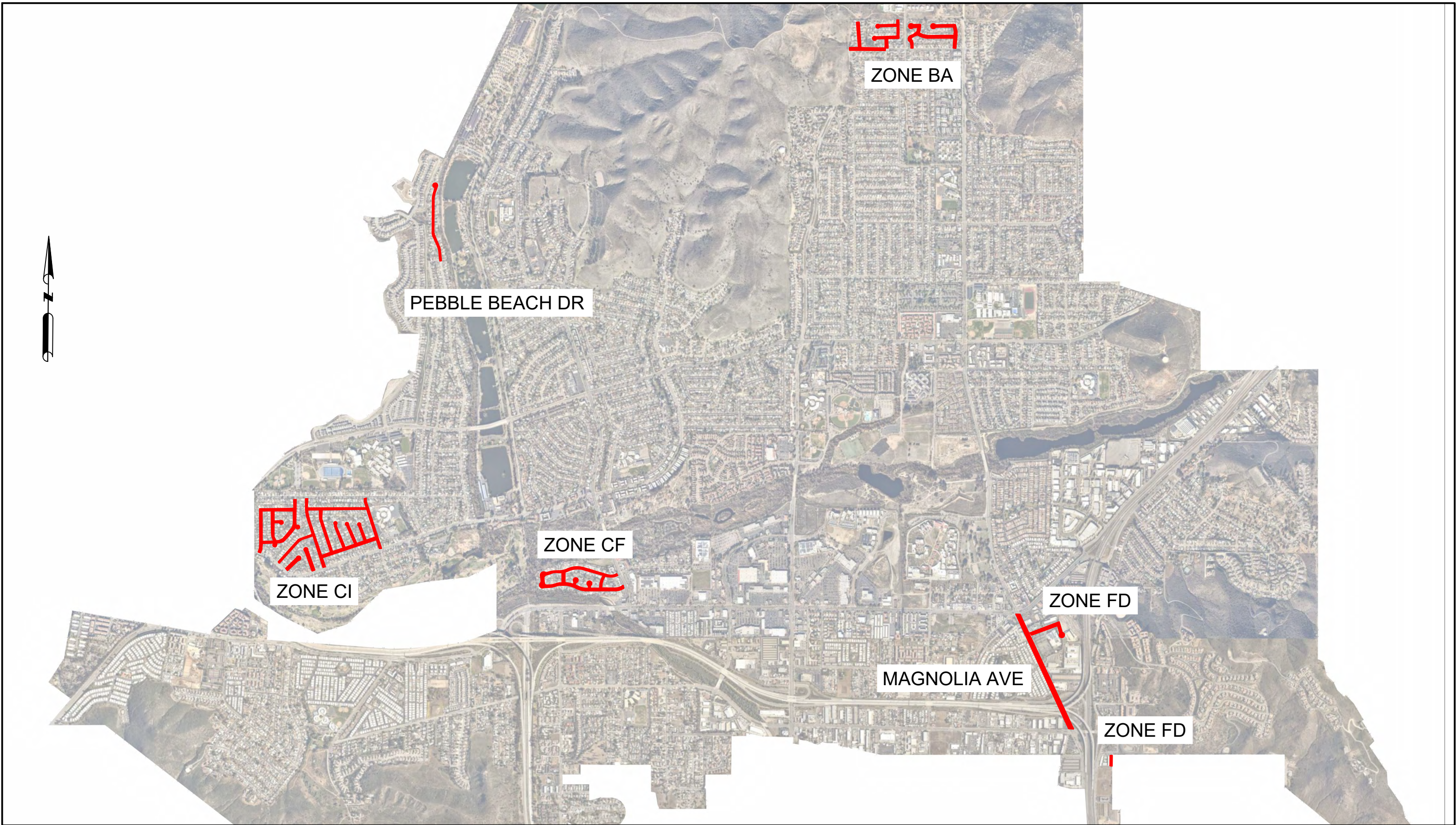
JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

CITYWIDE CRACK SEALING PROGRAM 2023 CIP 2023-04





PROJECT MAP

MEETING DATE May 10, 2023

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AUTHORIZING THE INSTALLATION OF A LOADING ZONE (WHITE ZONE) AT 10580 PROSPECT AVENUE FOR PASSENGER DROP-OFF AND PICK-UP AND FINDING THE ACTION CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) PER SECTION 15301 OF THE CEQA GUIDELINES.

DIRECTOR/DEPARTMENT Carl Schmitz, Engineering 

SUMMARY

This item requests City Council authorize the installation of a white zone at 10580 Prospect Avenue for passenger drop-off and pick-up. Santee Municipal Code section 10.10.100 stipulates that the City Council designates loading zones (white zones) by resolution.

Champions Gymnastics and Cheer is located at 10580 Prospect Avenue. During business hours the parking lot gets full quickly. The City has received a request from the owner to install a white loading zone at the frontage to facilitate passenger drop-off and pick-up between the hours of 3:00 and 6:00 pm. Staff review of the site confirmed that during those hours the parking lot and the frontage is completely full with parked vehicles, making it very difficult for parents to load and unload their kids to the extent that some park in the parking lots of neighboring businesses. Staff recommends that a white zone be installed at the location depicted on the attached location map for the hours between 3:00 and 6:00 pm.

ENVIRONMENTAL REVIEW

This action is categorically exempt from the California Environmental Quality Act (“CEQA”), pursuant to Section 15301(c), Existing Facilities, of the CEQA Guidelines.

FINANCIAL STATEMENT 

The estimated cost of the installation of the loading zone is minimal and will be funded by the Public Services Division adopted Fiscal Year 2022-23 Operating Budget.

CITY ATTORNEY REVIEW

N/A

Completed

RECOMMENDATION 

Adopt the attached Resolution: 1) authorizing the installation of a white zone in front of 10580 Prospect Avenue; and 2) determining this action is categorically exempt from CEQA pursuant to section 15301(c), Existing Facilities.

ATTACHMENT

Resolution

Location Map



RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
AUTHORIZING THE INSTALLATION OF A LOADING ZONE (WHITE ZONE) AT 10580
PROSPECT AVENUE FOR PASSENGER DROP-OFF AND PICK-UP AND FINDING
THE RESOLUTION CATEGORICALLY EXEMPT FROM THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) PER SECTION
15301 OF THE CEQA GUIDELINES.**

WHEREAS, Santee Municipal Code section 10.10.100 stipulates that City Council designates loading zones (white zones) by resolution, and;

WHEREAS, Champion Gymnastics and Cheer is located at 10580 Prospect Avenue, and;

WHEREAS, staff has received a request from the owner for a passenger loading zone between the hours of 3:00 and 6:00 pm, and;

WHEREAS, staff determined that a white loading zone would facilitate passenger drop-off and pick-up.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California as follows:

Section 1. City staff is hereby authorized to install an 80-foot long white zone at 10580 Prospect Avenue for passenger drop-off and pick-up between the hours of 3:00 and 6:00 pm, as indicated on the map attached hereto as Exhibit “A” and incorporated by this reference.

Section 2. This action is categorically exempt from CEQA pursuant to section 15301(c), Existing Facilities.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 10th day of May, 2023 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

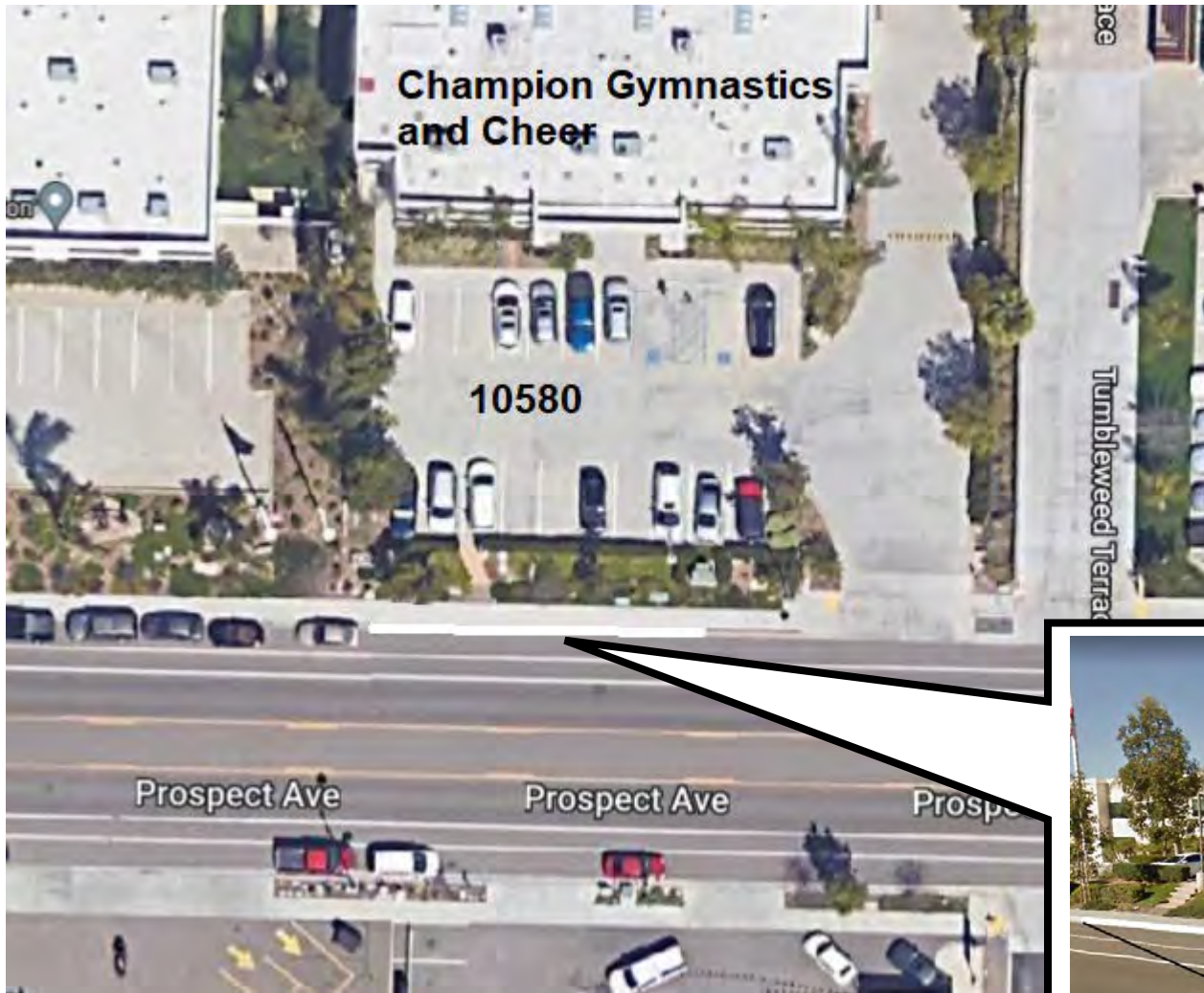
ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Exhibit “A” – Location Map

Exhibit "A"

Location Map: 10580 Prospect Avenue Passenger Loading Zone



MEETING DATE May 10, 2023

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AWARDING THE CITYWIDE STREETLIGHT MAINTENANCE CONTRACT TO SOUTHWEST SIGNAL SERVICES, INC., AUTHORIZING CHANGE ORDERS FOR FISCAL YEAR 2023-24, AND APPROVING A CATEGORICAL EXEMPTION PURSUANT TO THE GUIDELINES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DIRECTOR/DEPARTMENT Carl Schmitz, Engineering 

SUMMARY

This item recommends the award of the Streetlight Maintenance Contract for FY 2023-24 to Southwest Signal Services, Inc. and authorizes the City Manager to execute up to four annual contract extensions. The cities of El Cajon, La Mesa, Lemon Grove, and Santee jointly prepared bid specifications for street light maintenance, as well as related construction services and emergency repairs. The City of El Cajon was the lead agency.

Request for contract bids were publicly advertised in March 2023. Bids were opened on April 12, 2023 by the City of El Cajon. Three bids were received that ranged from \$344,697.00 to \$430,877.90. Southwest Signal Services, Inc. was found to be the lowest responsive and responsible bidder with a bid amount of \$344,697.00 for the four-city consortium. The engineers estimate was \$330,000.00. The City of Santee's portion of the four-city contractual work, excluding emergency repair and related construction work, is \$72,854.00 for the first year of the contract. The engineer's estimate for the City of Santee's portion was \$68,000.00. The bid award is for one year with the option to renew by mutual agreement for four additional one-year terms with an increase each year up to the San Diego Consumer Price Index (CPI) percentage for the previous year with a maximum of 5 percent.

Staff recommends finding Southwest Signal Services, Inc. to be the lowest responsive and responsible bidder and awarding the contract in the amount of \$72,854.00 and authorizing the City Manager to execute up to four annual contract extensions. Staff also requests authorization to allow the Director of Engineering to execute change orders up to \$7,200.00 for unanticipated street light knockdowns and other emergency repair work for FY 2023-24 and each annual contract extension, subject to CPI increases.

ENVIRONMENTAL REVIEW

This item is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15301 - Class I Exemption.

FINANCIAL STATEMENT 

Funding for this contract is included in the proposed FY 2023-24 Santee Roadway Lighting District (Zones A and B) budgets and will be authorized with the adoption of the FY 2023-24 budget. It is anticipated that sufficient funds will be available in future budgets for contract extensions.



CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *As for MD*

Adopt the attached Resolution:

1. Awarding the Streetlight Maintenance Contract to Southwest Signal Services, Inc. in the amount of \$72,854.00 for FY 2023-24; and
2. Authorizing the City Manager to execute the contract on behalf of the City for FY 2023-24 and up to four annual contract extensions with an increase up to the San Diego Area Consumer Price Index (CPI) percentage with a maximum of 5 percent; and
3. Authorizing the Director of Engineering to execute change orders up to \$7,200.00 for FY 2023-24 and for each annual contract extension with increases for CPI; and
4. Approving a Categorical Exemption pursuant to the California Environmental Quality Act.

ATTACHMENT

Resolution
Bid Summary

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
AWARDING THE CITYWIDE STREETLIGHT MAINTENANCE CONTRACT TO
SOUTHWEST SIGNAL SERVICES, INC., AUTHORIZING CHANGE ORDERS FOR
FISCAL YEAR 2023-24, AND APPROVING A CATEGORICAL EXEMPTION
PURSUANT TO THE GUIDELINES OF THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT**

WHEREAS, the City Council of the City of Santee, California, has determined that the use of private companies to perform street light maintenance throughout the City is in the best interests of the citizens of Santee; and

WHEREAS, the cities of El Cajon, La Mesa, Lemon Grove, and Santee jointly prepared bid specifications for street light maintenance, as well as, related construction services and emergency repairs, with El Cajon as the lead agency; and

WHEREAS, bids for the contract for street light maintenance for the cities of El Cajon, La Mesa, Lemon Grove, and Santee were publicly opened on April 12, 2023; and

WHEREAS, Southwest Signal Services, Inc. was determined to be the lowest responsible and responsive bidder; and

WHEREAS, the City of Santee's portion of the four-city contractual work, excluding emergency repair or construction related work, is estimated to be \$72,854.00 for street light maintenance for the first year of the contract; and

WHEREAS, funding for this contract is included in the proposed FY 2023-24 Santee Roadway Lighting District (Zones A and B) budgets and will be authorized with the adoption of the FY 2023-24 budget; and

WHEREAS, Staff recommends awarding the contract to Southwest Signal Services, Inc., totaling \$72,854.00 for FY 2023-24; and

WHEREAS, Staff requests authorization to the Director of Engineering to expend up to \$7,200.00 for unforeseen change orders and additional work that could include emergency and construction-related work involving streetlight knockdowns and wiring repair; and

WHEREAS, the Streetlight Maintenance Contract may be extended on a year-to-year basis, not to exceed four additional years, upon mutual agreement between the City and the Contractor; and

WHEREAS, Staff requests authorization for the City Manager to execute up to four additional annual contract extensions and for the Director of Engineering to approve change orders with increases up to the San Diego Area Consumer Price Index (CPI) percentage with a maximum of 5 percent; and

WHEREAS, it is anticipated that there will be sufficient roadway lighting district funds in future budgets for the contract extensions; and

WHEREAS, the Streetlight Maintenance Contract is categorically exempt from environmental review pursuant to Section 15301 - Class I, of the Guidelines to the California Environmental Quality Act, which provides an exemption for repair, operation and maintenance of existing public structures.

RESOLUTION NO. _____

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee, California, as follows:

SECTION 1: This project is exempt from the requirements of the California Environmental Quality Act pursuant to Section 15301 – Class I of the State CEQA Guidelines. Staff is directed to file a Notice of Exemption as provided by law.

SECTION 2: The Streetlight Maintenance Contract is awarded to Southwest Signal Services, Inc. as the lowest responsive and responsible bidder in the amount of \$72,854.00 for FY 2023-24 and the City Manager is authorized to execute the Contract on behalf of the City for FY 2023-24.

SECTION 3: The City Manager is authorized to execute up to four annual contract extensions with an increase up to the San Diego Area Consumer Price Index (CPI) percentage with a maximum of 5 percent.

SECTION 4: The Director of Engineering is authorized to approve change orders in an amount not to exceed \$7,200.00 for unforeseen items and additional work in FY 2023-24 and for each annual contract extension with increases based on the CPI increase of the contract extension.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 10th day of May, 2023, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

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

FY 2023-24 Streetlight Maintenance Contract

Bid Summary
Opened April 12, 2023

	Contractor	Bid Amount
1.	Southwest Signal Services, Inc.	\$ 344,697.00
2.	Yunex LLC	\$ 345,491.25
3.	Advanced Railway Innovations	\$ 430,877.90

The City of Santee's portion of the low bid is \$72,854.00.

MEETING DATE

May 10, 2023

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ACCEPTING THE PUBLIC IMPROVEMENTS FOR THE RIVERVIEW SUBDIVISION PROJECT (TM2018-01) AS COMPLETE AND FINDING THIS ACCEPTANCE IS NOT A CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) PROJECT. LOCATION: NORTH OF TOWN CENTER AND WEST OF RIVERVIEW PARKWAY IN THE TOWN CENTER SPECIFIC PLAN AREA

DIRECTOR/DEPARTMENT

Carl Schmitz, Engineering *CS*

SUMMARY

This item requests City Council accept the public improvements constructed as part of the Riverview subdivision project, TM2018-01, located at the now existing northern terminus of Riverview Parkway. The public improvements constructed by William Lyon Homes Inc. (Taylor Morrison), include curb, gutter, meandering sidewalks, street lighting, pedestrian lighting, fire hydrants, pedestrian ramps, and pavement along Riverview Parkway, including a temporary cul-de-sac.

The public improvements are completed and ready for acceptance and incorporation into the City’s maintained street system. All required improvements along Riverview Parkway have been constructed in accordance with the Resolution of Approval (Resolution No. 105-2018), the accepted plans and to the satisfaction of the Director of Engineering.

ENVIRONMENTAL REVIEW

Environmental review was completed at the time of development review approval. The Mitigated Negative Declaration was adopted on August 22, 2018 and the Notice of Determination was filed with the San Diego County Clerk.

FINANCIAL STATEMENT *HS*

Acceptance of these public improvements will result in a minor increase in City street maintenance costs. These costs will be offset by increased tax revenues.

CITY ATTORNEY REVIEW

N/A Completed

RECOMMENDATION *MSB*

Adopt the attached Resolution accepting the public improvements as complete and directing the City Clerk to release 90 percent of the faithful performance bond and retain 10 percent for 12 months as a warranty bond and retain the labor and material bond for six months.

ATTACHMENTS

Resolution
Vicinity Map



RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ACCEPTING THE PUBLIC IMPROVEMENTS FOR THE RIVERVIEW SUBDIVISION PROJECT (TM2018-01) AS COMPLETE AND FINDING THIS ACCEPTANCE IS NOT A CEQA PROJECT. LOCATION: NORTH OF TOWN CENTER AND WEST OF RIVERVIEW PARKWAY IN THE TOWN CENTER SPECIFIC PLAN AREA

WHEREAS, William Lyon Homes, Inc., the developer of the Riverview subdivision project, entered into a subdivision improvement agreement to construct certain public improvements associated with the development; and

WHEREAS, the public improvements on Riverview Parkway are constructed according to the improvement agreement, accepted plans, the requirements of Resolution of Approval No. 105-2018 and to the satisfaction of the Director of Engineering; and

WHEREAS, environmental review was completed at the time of development review approval, the Mitigated Negative Declaration was adopted on August 22, 2018 and the Notice of Determination was filed with the San Diego County Clerk, and this acceptance is an administrative activity of government and not a project subject to CEQA.

NOW, THEREFORE BE IT RESOLVED that City Council of the City of Santee, California, does hereby accept the public improvements and incorporates them into the City's maintained street system.

BE IT FURTHER RESOLVED that the City Council does hereby direct the City Clerk to retain 10 percent of the faithful performance bond for 12 months as a warranty bond, and retain the labor and material bond for six months. The retained bonds shall be released upon approval of the Director of Engineering.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 10th day of May 2023, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

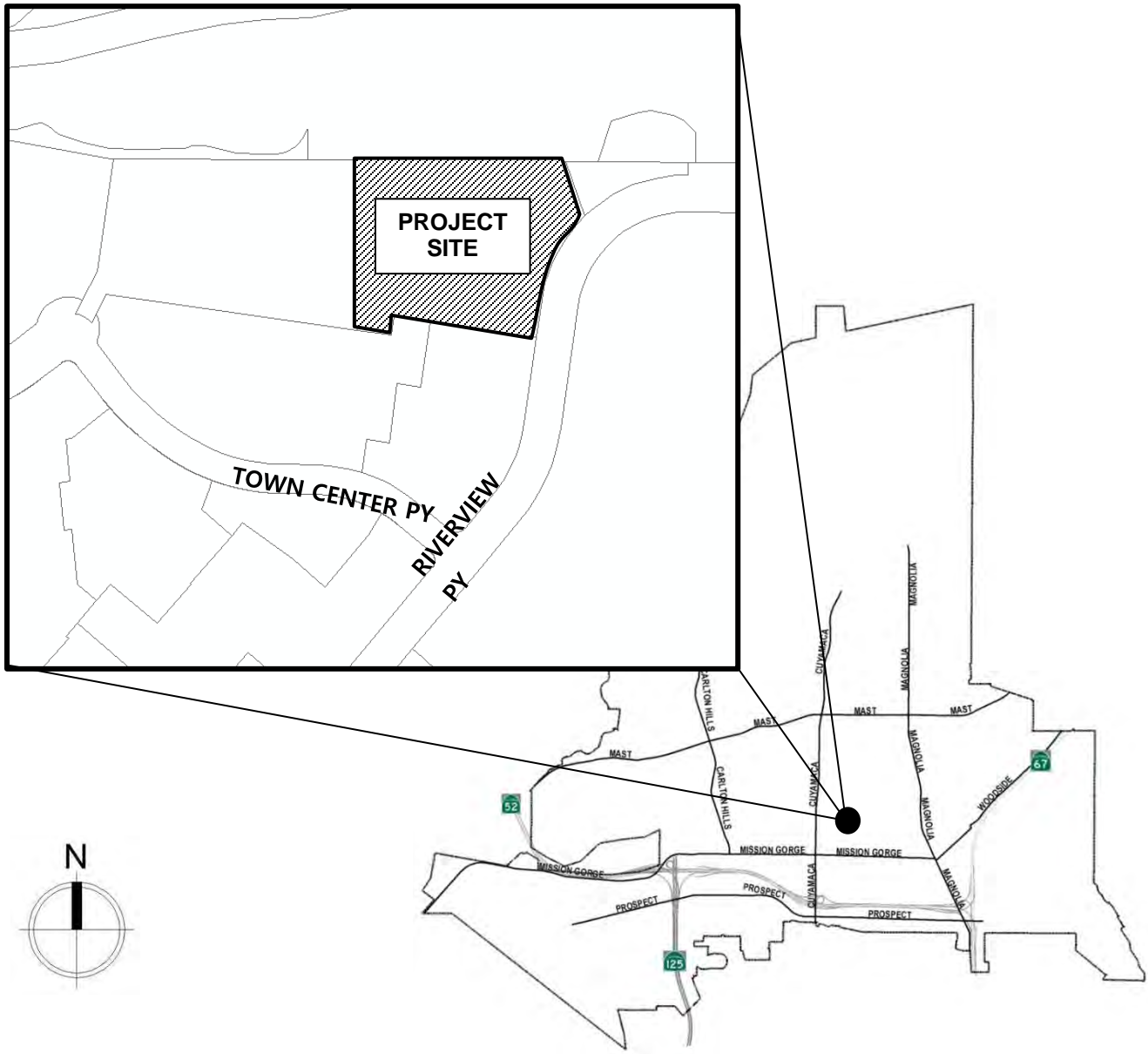
APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Vicinity Map



**Riverview at Town Center
Tentative Map (2018-01)
Development Review Permit (DR 2018-03)
AEIS2018-04
(APN 381-050-76)**

MEETING DATE May 10, 2023

ITEM TITLE AUTHORIZE THE AWARD OF A CONTRACT FOR AUDIO VISUAL SERVICES TO ETS PRODUCTIONS, INC. AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

DIRECTOR/DEPARTMENT Nicolas Chavez, Community Services 

SUMMARY

For the past 18 years, ETS Productions, Inc. (“ETS”) has provided Audio Visual Services for Santee Special Events such as Summer Concerts and Santee Salutes. ETS has played a critical role in the success and growth of Santee events by providing high-quality services within budget every year, and far under any other proposals.

For Fiscal Year 2019-20 staff obtained quotes from various Audio Visual Services vendors. The lowest bidder for our needs at that time was ETS with a \$24,300 bid, with two other quotes received at \$42,716 and \$93,811. We expect to see the same type of variance if we obtain quotes from other vendors again. At that time, ETS was awarded the contract based on being the lowest bid received, and the only company to provide the City’s minimum required insurance levels of \$2 million per occurrence and \$4 million general aggregate.

Santee Municipal Code Section 3.24.120(C) allows for dispensing with the requirements of formal or informal bidding when the City Council determines that due to special circumstances, it is in the City’s best interest to enter into a contract without compliance with the formal or informal bidding procedure. In this case, the quote received from ETS for FY 23-24 was lower than all other quotes received in 2019. ETS has consistently offered the City a discount over then-current market rates, and is extending an offer of a 60% discount off of industry standard rates on the equipment for the entirety of the contract.

As Santee events have grown in size, popularity and reach over the last four years, the need for enhanced audio-visual services has grown along with them. ETS has kept up with the growing needs, at no additional cost to the City, financially taking the hit themselves. In order for this level of service to continue, staff requests the City Council to determine that due to special circumstances, it is in the City’s best interest to enter into the contract with ETS without compliance with the formal or informal bidding procedure, and to authorize the City Manager to enter into a contract with ETS for Audio Visual Services, in an amount of \$37,578.00 for general sound and lighting equipment, with an additional \$5,275.00 requested by the Marketing Department for an LED Wall with three (3) cameras, video switcher and operator for Santee Salutes, for a total amount not to exceed \$42,853.00 for FY 2023-24, with up to three (3) twelve (12) month extensions and one (1) ninety (90)-day extension.

FINANCIAL STATEMENT *KS*

Funding for this contract will be provided in the proposed Fiscal Year 2023-24 Community Services Department operating budget and will be authorized with the adoption of the FY 2023-24 budget.

ENVIRONMENTAL REVIEW

As the contract award is an administrative activity of government, it is not a project subject to CEQA pursuant to State CEQA Guidelines section 15378.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *AF for MP*

1. Authorizing direct award of the contract for Audio Visual Services to ETS Productions, Inc. (ETS) for an amount not to exceed \$42,853.00 for Fiscal Year 2023-24; and
2. Authorizing 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. Authorizing the City Manager to approve annual change orders up to ten percent (10%) of the then-current contract amount.

ATTACHMENT

None

MEETING DATE May 10, 2023

ITEM TITLE RESOLUTION REJECTING A BID PROTEST RECEIVED, WAIVING ONE IMMATERIAL DEVIATION IN THE LOW BID, AUTHORIZING THE AWARD OF A CONTRACT FOR ELECTRICAL REPAIRS AND RELATED MAINTENANCE TO ADVANCED RAILWAY INNOVATIONS DBA ADVANCED ELECTRICAL INNOVATIONS PER RFB #23/24-20067, AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

DIRECTOR/DEPARTMENT Nicolas Chavez, Community Services 

SUMMARY

In compliance with the City’s purchasing ordinance, Santee Municipal Code section 3.24.100, the Finance Department administered a formal bid process for Electrical Repairs and Related Maintenance. On April 6, 2023, four (4) bids were received and opened for RFB #23/24-20067, and Advanced Railway Innovations DBA Advanced Electrical Innovations was determined to be the low bidder with a bid of \$37,892.00. On April 21, 2023 the City received an email from another bidder raising questions as to whether Advanced Railway Innovations DBA Advanced Electrical Innovations met certain requirements of the RFB related to past experience in the industry and ownership of equipment. Staff reviewed and consulted with the City Attorney’s office for direction.

Section 24 of “Information for Bidders” per RFB #23/24-20067 states “In order for a bidder’s protest to be considered valid, the protest must: a) be filed in writing, signed and submitted to the City Clerk’s Office within five (5) calendar days after the bid opening date.... Electronic or facsimile submittals will be accepted so long as a copy of the signed document is attached.” The bid protest was received via email April 21, 2023, beyond the required five (5) calendar days after bid opening, and did not have a signed document attached. The points mentioned in the correspondence were reviewed and determined to be an immaterial deviation of the low bid.

Based on the requirements for lowest responsive responsible bid, staff recommends that City Council reject the bid protest as invalid, waive the immaterial deviation of the low bid, and award the contract for Electrical Repairs and Related Maintenance to Advanced Railway Innovations DBA Advanced Electrical Innovations for an amount not to exceed \$37,892.00 for Fiscal Year 2023-24.

The term of the initial contract will be July 1, 2023 through June 30, 2024, with three (3) subsequent 12-month options to renew, and one (1) 90-day option to extend. Annual increases for this contract, if any, will be at the sole discretion of the City and will not exceed the change in the San Diego All-Urban Consumers Price Index for the preceding 12-month period with limited exceptions as provided by the contract documents. 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 of Community Services.



ENVIRONMENTAL REVIEW

This is categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to section 15301 (maintenance of existing structures, facilities or mechanical equipment).

FINANCIAL STATEMENT *MS*

Funding for this contract will be provided in the proposed Fiscal Year 2023-24 Community Services Department operating budget and will be authorized with the adoption of the FY 2023-24 budget.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MS 6/11/23*

Adopt the Resolution:

1. Rejecting the bid protest as invalid; and
2. Waiving the immaterial deviation in the low bid submitted by Advanced Railway Innovations DBA Advanced Electrical Innovations; and
3. Awarding the contract for Electrical Repairs and Related Maintenance to Advanced Railway Innovations DBA Advanced Electrical Innovations for an amount not to exceed \$37,892.00 for Fiscal Year 2023-24; and
4. Authorizing 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
5. Authorizing the City Manager to approve annual change orders up to ten percent (10%) of the then-current contract amount; and
6. Authorizing 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.

ATTACHMENTS

Bid Summary
Resolution

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

April 17, 2023
RFB #23/24-20067

VERIFIED Bid Results
for
ELECTRICAL REPAIRS & RELATED MAINTENANCE

Bids received, **verified**:

- | | | |
|----|---------------------------------|----------------------------|
| 1. | Advanced Electrical Innovations | Total: \$ <u>37,892.00</u> |
| 2. | Global Power Group, Inc. | Total: \$ <u>43,000.00</u> |
| 3. | Ace Electric, Inc. | Total: \$ <u>53,220.00</u> |
| 4. | Saturn Electric, Inc. | Total: \$ <u>56,250.00</u> |

RESOLUTION NO. _____

RESOLUTION REJECTING A BID PROTEST RECEIVED, WAIVING ONE IMMATERIAL DEVIATION IN THE LOW BID, AUTHORIZING THE AWARD OF A CONTRACT FOR ELECTRICAL REPAIRS AND RELATED MAINTENANCE TO ADVANCED RAILWAY INNOVATIONS, DBA ADVANCED ELECTRICAL INNOVATIONS PER RFB #23/24-20067 AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

WHEREAS, in compliance with the City’s purchasing ordinance, Santee Municipal Code 3.24.100, the Finance Department administered a formal bid process for a new contract for Electrical Repairs and Related Maintenance in March 2023; and

WHEREAS, on the 6th day of April 2023, four (4) bids were received for Electrical Repairs and Related Maintenance per RFB #23/24-20067 and Advanced Railway Innovations DBA Advanced Electrical Innovations was determined to be the low bidder with a bid of \$37,892.00; and

WHEREAS, on the 21st day of April 2023 a bid protest was received via email raising questions as to whether Advanced Railway Innovations DBA Advanced Electrical Innovations met certain requirements of the RFB related to past experience in the industry and ownership of equipment; and

WHEREAS, the bid protest was submitted more than five (5) calendar days after the bid opening date, which is after the deadline stated in the RFB documents, and did not include a signed document, as required; and

WHEREAS, staff recommends rejecting the bid protest and waiving one immaterial deviation in the low bid related to the way the bidder described their past experience; and

WHEREAS, based on the requirements for lowest responsive responsible bid, staff recommends awarding the contract for Electrical Repairs and Related Maintenance to Advanced Railway Innovations DBA Advanced Electrical Innovations for an amount not to exceed \$37,892.00 for Fiscal Year 2023-24; and

WHEREAS, staff recommends authorizing the City Manager to execute an Electrical Repairs and Related Maintenance contract with Advanced Railway Innovations DBA Advanced Electrical Innovations for an amount not to exceed \$37,892.00 for Fiscal Year 2023-24; and

WHEREAS, the term of the initial contract will be July 1, 2023 through June 30, 2024; and

WHEREAS, staff recommends authorizing the City Manager to approve three (3) additional 12-month options to renew and one (1) 90-day extension; and

WHEREAS, annual increases for the contract, if any, will be at the sole discretion of the City and will not exceed the change in the San Diego All-Urban Consumers Price Index (“CPI”) for the preceding 12-month period, with limited exceptions as provided by the contract documents; and

WHEREAS, staff recommends authorizing the City Manager to approve change orders up to 10% of the then-current contract amount; and

WHEREAS, staff recommends authorizing the Director of Community Services to execute

RESOLUTION NO. _____

annual Notices of Completion and authorizing the City Clerk to file said notices upon satisfactory completion of work; and

WHEREAS, this item is categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to section 15301 (maintenance of existing structures, facilities or mechanical equipment).

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, that it hereby:

SECTION 1. Rejects the bid protest received, waiving one immaterial deviation in the low bid.

SECTION 2. Awards the Contract for Electrical Repairs and Related Maintenance to Advanced Railway Innovations DBA Advanced Electrical Innovations for an amount not to exceed \$37,892.00 for Fiscal Year 2023-24.

SECTION 3. Authorizes the City Manager to approve up to three (3) additional 12-month options to renew and one (1) 90-day extension.

SECTION 4. Authorizes the City Manager to execute the Electrical Repairs and Related Maintenance contract on behalf of the City and approve change orders up to ten percent (10%) of the then-current contract amount.

SECTION 5. Authorizes the Director of Community Services to execute annual Notices of Completion and authorizes the City Clerk to file said notices upon satisfactory completion of work.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 10th of May, 2023, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

MEETING DATE May 10, 2023

ITEM TITLE RESOLUTION AUTHORIZING THE COMMUNITY SERVICES DIRECTOR OR DESIGNEE TO CREATE AND IMPLEMENT A “PARKS OUTDOOR ATHLETIC FIELD AND COURT ADVERTISING PROGRAM,” AND A POLICY TO GOVERN SUCH PROGRAM; FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

DIRECTOR/DEPARTMENT Nicolas Chavez, Community Services 

SUMMARY

The Community Services Department (“Department”) has previously allowed limited displays of advertising banners by City-partnered youth sports organizations at City-owned athletic field locations in order to allow revenues to be raised for the enrichment of youth sports and recreational opportunities in the City, and the Department would like to continue to allow such limited display of advertising banners under a formal policy with the support of City Council. The Department would like the formal policy to additionally allow limited displays of advertising banners at City pickleball courts in order to raise revenue to support City operations, services, and facilities.

To provide for the display of these banners for the raising of revenue, and to ensure the City maintains control over the banner locations and banner content, the Department is proposing the creation and implementation of a formal “Parks Outdoor Athletic Field and Court Advertising Program” (“Program”) and an accompanying policy to govern such program, with guidance from the City Attorney’s Office. Banners featuring qualified advertisements would be displayed on outdoor fenced athletic fields and courts on specific fences at Big Rock Park Pickleball Courts, Town Center Community Park West, Woodglen Vista Multipurpose Field, and West Hills Park. This program would be governed by a Parks Outdoor Athletic Field and Court Advertising Program Policy.

The Department does not intend the Program to provide or create a general public forum for expression, debate or discourse by the public at the advertising locations. Rather, the Department’s fundamental purpose and intent is to: (1) accept advertising to raise revenue to support City operations, services, and facilities, and to allow certain City-partnered youth sports organizations to raise revenue for the enrichment of youth sports and recreational opportunities in the City; and (2) to do so in a way that does not risk harming advertising sales, does not risk impeding or disrupting the use of the City’s athletic fields and courts for their intended recreational purposes of serving community youth and the general public, and does not risk tarnishing the City’s reputation or giving the appearance that the City endorses particular views. The City would retain strict control over the advertisements accepted under the Program and maintain advertising locations as nonpublic forums.

The attached Resolution sets forth the general Program goals and policies, and authorizes the Community Services Director or designee to create, implement, and make necessary amendments to a Parks Outdoor Athletic Field and Court Advertising Program, and a Parks Outdoor Athletic Field and Court Advertising Program Policy to govern such program, in accordance with the general goals and policies set forth in the Resolution.

FINANCIAL STATEMENT #x

Santee's Parks Outdoor Athletic Field and Court Advertising Program will incur costs for printing the banners in addition to overhead expenses for staff time to run the program and install/remove the banners at some locations. The City will ensure reimbursement of direct costs for creation, installation and removal of banners. The program would charge advertisers to generate revenues to support City operations, services, and facilities, and allow City partnered youth sports organizations to raise revenues for the enrichment of youth sports and recreational opportunities in the City.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION #x for MPD

Adopt the Resolution Authorizing the Community Services Director or Designee to Create and Implement a "Parks Outdoor Athletic Field And Court Advertising Program," and a Policy to Govern Such Program; Finding the Action is Not a Project Subject to the California Environmental Quality Act.

ATTACHMENT

Resolution

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
AUTHORIZING THE COMMUNITY SERVICES DIRECTOR OR DESIGNEE TO
CREATE AND IMPLEMENT A “PARKS OUTDOOR ATHLETIC FIELD AND COURT
ADVERTISING PROGRAM,” AND A POLICY TO GOVERN SUCH PROGRAM;
FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT**

WHEREAS, the City desires to create and implement a “Parks Outdoor Athletic Field and Court Advertising Program” (“Program”) for the display of commercial advertising banners (“Banners”) on outdoor fenced athletic fields and courts on specific fences at Big Rock Park Pickleball Courts, Town Center Community Park West, Woodglen Vista Multipurpose Field, and West Hills Park (“Advertising Locations”), and to create and implement an accompanying policy to govern the Program (“Policy”); and

WHEREAS, the City does not intend the Program, Banners, or Advertising Locations to provide or create a general public forum for free expression, debate, or discourse by the public. Rather, the City’s fundamental purpose and intent is to: (1) accept advertising to raise revenue to support City operations, services, and facilities, and to allow certain City-partnered youth sports organizations to raise revenue for the enrichment of youth sports and recreational opportunities in the City; and (2) to do so in a way that does not risk harming advertising sales, does not risk impeding or disrupting the use of the City’s athletic fields and courts for their intended recreational purposes of serving community youth and the general public, and does not risk tarnishing the City’s reputation or giving the appearance that the City endorses particular views; and

WHEREAS, in furtherance of this discreet and limited objective, the City shall retain strict control over the nature of the advertisements accepted under the Program and maintain its Advertising Locations as a nonpublic forum; and

WHEREAS, the Big Rock Park pickleball courts, Town Center Community Park West, Woodglen Vista multipurpose field, and West Hills Park all serve large numbers of minor children and youth as well as the general public, and Big Rock Park, Town Center Community Park West, Woodglen Vista multipurpose field, and West Hills Park are largely designated for organized youth sports activities or other City youth programming, meaning that youth are often a captive audience in these locations; and

WHEREAS, certain types of advertisements would interfere with the Program’s primary purpose of generating revenue to benefit City operations, services, and facilities and to benefit youth sports opportunities without disrupting or discouraging the use of the City’s athletic fields and courts by youth and the general public. The City intends the Policy to be developed in a way that advances the Program’s purpose by prohibiting advertisements that could detract from revenues to be generated, interfere with youth and public use of the City’s athletic fields and courts, expose minors to age-inappropriate or sensitive content, or create substantial controversy. The Policy shall contain viewpoint neutral restrictions fostering the maintenance of a professional advertising environment

RESOLUTION NO. _____

that maximizes advertising revenue and ensures the effective use of the City's athletic facilities; and

WHEREAS, the City Council finds and determines that allowing certain City-partnered youth sports organizations to raise revenues under the Program would serve a public purpose by enriching City youth sports and recreational opportunities in the City; and

WHEREAS, the City may allow the Santee Community Foundation, a California Public Benefit Corporation formed for the purpose of developing, promoting, and maintaining excellence in the City's parks, recreation programs, services, and facilities, to collect certain revenues from the Program in order to fund improvements to the City's recreation facilities, and the City Council finds and determines that allowing the Santee Community Foundation to collect such revenues from the Program would serve a public purpose by facilitating increased Program revenues that would directly benefit the City's parks, recreation programs, services and facilities; and

WHEREAS, the City desires to authorize the Community Services Director or designee to create and implement such a Program and Policy, at the Community Services Director's or designee's discretion, consistent with the goals and policies set forth herein.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, as follows:

SECTION 1. The City Council hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings and determinations of this Resolution.

SECTION 2. The City Council hereby authorizes the Community Services Director or designee to create and implement a Program and Policy consistent with the goals and policies set forth herein. The Community Services Director or designee is authorized to formulate all details of such Program and Policy as they see fit, including but not limited to establishing content requirements, details, and standards for the Banners and Advertising Locations, eligibility criteria, application requirements and materials, review and selection criteria, and other details. The Community Services Director or designee may amend the Program and Policy from time to time, consistent with the goals and policies set forth herein.

SECTION 3. The action is not a project subject to the California Environmental Quality Act ("CEQA") pursuant to Section 15060(c)(3); the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical changes to the environment, directly or indirectly.

SECTION 4. If any provision of this Resolution, or the Policy or Program developed pursuant to this Resolution, or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution, or the Policy or Program developed pursuant to this Resolution, that

RESOLUTION NO. _____

can be given effect without the invalid provision or application, and to this end the provisions of this Resolution, and the Policy and Program developed pursuant to this Resolution, are severable. The City declares that the City would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

ADOPTED by the City Council of Santee, California, at a Regular Meeting held this 10th day of May 2023, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

MEETING DATE May 10, 2023

ITEM TITLE PUBLIC HEARING AND INTRODUCTION AND FIRST READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AMENDING SANTEE MUNICIPAL CODE (“SMC”) TITLE 13, “ZONING” (CASE FILE: ZA2023-1), AND INTRODUCTION AND FIRST READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AMENDING SMC TITLE 1 “GENERAL PROVISIONS,” TITLE 2, “ADMINISTRATION AND PERSONNEL,” TITLE 3, “PURCHASING,” TITLE 4, “BUSINESS LICENSES, TAXES AND REGULATIONS,” TITLE 5, “HEALTH AND SAFETY,” TITLE 8, “STREETS, SIDEWALKS AND PUBLIC PROPERTY,” TITLE 9, “PUBLIC SERVICES,” TITLE 10, “VEHICLES AND TRAFFIC,” TITLE 11, “BUILDINGS AND CONSTRUCTION,” AND TITLE 12, “SUBDIVISION OF LAND, DEVELOPMENT FEES, AND DEDICATIONS” AND FINDING THAT THE ACTION IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

DIRECTOR/DEPARTMENT Hagerty, City Attorney

SUMMARY

In 2019, the City Council approved a comprehensive update of the Santee Municipal Code. In order to ensure that the Municipal Code remains consistent with current law and City practice, we plan to present a Municipal Code update each year. This item is the fourth of these annual updates, and seeks to amend portions of Titles 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, and 13 of the Municipal Code. The proposed changes are discussed in detail in the attached Staff Report.

Government Code section 65854 requires the planning commission to hold a public hearing on certain proposed amendments to a zoning ordinance, including regulations relating to the use of buildings, structures, and land; regulation of building heights; and regulation of signs. Where there is no independent planning commission, as in the City, the City Council carries out the functions of the planning commission. For that reason, the Council must conduct a public hearing on the Ordinance Amending Title 13. The other proposed Ordinance does not require a public hearing.

ENVIRONMENTAL REVIEW

The amendment of various titles of the Santee Municipal Code, as set forth in the attached Ordinances, is not a project subject to the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines section 15378, as it is an administrative activity of government and the Ordinances do not have the potential to result in either a direct or reasonably foreseeable indirect physical change in the environment. Even if the amendments are considered a project under CEQA, they are exempt from CEQA review pursuant to State CEQA Guidelines section 15061(b)(3) as the Ordinances do not have the potential to result in either a direct or reasonably foreseeable indirect physical change in the environment.



FINANCIAL STATEMENT *XS*

There is no material direct fiscal impact to the City from this action.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATIONS *AS for MP*

1. Open, conduct, and close the Public Hearing on the Ordinance Amending Title 13.
2. Introduce and Conduct the First Reading of both Ordinances, and set the Second Reading for both Ordinances for May 24, 2023.

ATTACHMENTS

Staff Report

Ordinance Amending Titles 1, 2, 3, 4, 8, 9, 10, 11 and 12

Ordinance Amending Title 13

Redline (strikeout/underline) of the text, indicating all proposed revisions

STAFF REPORT

PUBLIC HEARING AND INTRODUCTION AND FIRST READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AMENDING SANTEE MUNICIPAL CODE (“SMC”), TITLE 13, “ZONING” (CASE FILE: ZA2023-1), AND INTRODUCTION AND FIRST READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AMENDING SMC TITLE 1 “GENERAL PROVISIONS,” TITLE 2, “ADMINISTRATION AND PERSONNEL,” TITLE 3, “PURCHASING,” TITLE 4, “BUSINESS LICENSES, TAXES AND REGULATIONS,” TITLE 5, “HEALTH AND SAFETY,” TITLE 8 , “STREETS, SIDEWALKS AND PUBLIC PROPERTY” TITLE 9, “PUBLIC SERVICES,” TITLE 10, “VEHICLES AND TRAFFIC,” TITLE 11, “BUILDINGS AND CONSTRUCTION,” AND TITLE 12, “SUBDIVISION OF LAND, DEVELOPMENT FEES, AND DEDICATIONS” AND FINDING THAT THE ACTION IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CITY COUNCIL MEETING May 10, 2023

INTRODUCTION

In 2019, the City Council approved a comprehensive update of the Santee Municipal Code. In order to ensure the Municipal Code remains consistent with current law and City practice, we plan to conduct annual Municipal Code updates to ensure any necessary revisions are completed in a timely manner. This agenda item is the third of these annual updates, and seeks to amend portions of Titles 1, 2, 3, 4, 5, 9, 10, 11, 12 and 13 of the Municipal Code.

Staff has made revisions throughout the Code to replace references to “Department of Development Services” with references to the appropriate Department, to reflect the City’s recent reorganization of the Department of Development Services into two separate Departments: the Planning and Building Department and the Engineering Department. Staff has also made revisions throughout the Code to replace references to “handicapped persons” with references to “persons with disabilities.” The proposed revisions to Titles 1, 2, 4, 5, 9, and 10 consist solely of these minor updates in terminology. The proposed revisions to the other Titles include these updates as well as substantive revisions, which are summarized generally below and with more detail in the next section of this Staff Report.

The proposed substantive revisions to Title 3 increase the dollar thresholds for requiring formal bidding and informal bidding, increase the dollar thresholds for purchasing and contracting award authority for department directors and the City Manager, and increase the dollar threshold for contracts requiring City Council approval.

The proposed substantive revisions to Title 8 include clarifying that encroachments into the public right of way are prohibited with the exception of certain situations and prior approvals. Exceptions include minor surface improvements, such as the installation of gravel or mulch, the removal of which would not overly burden a City contractor hired to perform work within the City's right of way.

The proposed substantive revisions to Title 11 focus primarily on streamlining and clarifying the existing requirements regarding undergrounding of utilities as a condition of project approval. The revisions are recommended due to developer confusion in determining the applicability of the requirements and the exceptions. The proposed revisions streamline the exemptions. The revisions to Title 11 also expand the existing homeowner obligations related to work performed without a required grading permit. The additional language is intended to provide direction to homeowners who are found to have commenced work without a valid permit. Currently, enormous staff time is allocated toward assisting these homeowners in addressing unpermitted work. The proposed revisions would help reduce the burden to staff as the new language defines the homeowners' options to achieve compliance with minimal staff involvement by requiring the homeowner to show proof of a valid permit, engage with the necessary professional as necessary to obtain the required permits, or restore the area as it was.

The proposed substantive revisions to Title 12 include clarification of the private street standards by defining minimum widths, specifically for emergency access, alleyways, and parking considerations. The revisions also clarify that private streets are allowed only when specifically approved by the City Engineer.

The proposed substantive revisions to Title 13 include changes to the commercial use regulations such as requiring a conditional use permit for auto repair, car wash, and self-storage facilities and allowing tattoo and body piercing as a permitted use. Also, food trucks will be allowed as a temporary use when operating as a catering service to drinking establishments. Other updates to Title 13 include replacing the term "mobilehome" with "manufactured home"; authorizing the Director to require a public hearing and Planning Commission review as needed for administrative projects; clarifying the requirements for cul-de-sacs in the R-2 zone; clarifying the perimeter setback and adding the driveway length requirement for Planned Residential Development; revising the visibility clearance diagram; requiring a parking demand study for carwash facilities and daycare centers / preschools; and making other minor clerical revisions and clarifications.

Public Hearing for Title 13

Government Code section 65854 requires the planning commission to hold a public hearing on certain proposed amendments to a zoning ordinance, including regulations relating to the use of buildings, structures, and land; regulation of building heights; and regulation of signs. Where there is no independent planning commission, as in the City, the City Council carries out the functions of the planning commission. For that reason, the Council must conduct a public hearing on the Ordinance amending Title 13. The Notice of Public Hearing for the Ordinance Amending Title 13 was published in the *East*

County Californian on April 28, 2023, in compliance with state law. The other Ordinance does not require a public hearing.

DETAILED SUMMARY OF PROPOSED REVISIONS

Below is a summary of the revisions to be made to Titles 1, 2, 3, 8, 9, 10, 11, 12, and 13 by the adoption of the Ordinances. A full strikeout and underlined “redline” version of the text, which indicates all of the proposed changes, is attached to the Council Agenda Statement.

TITLE 1, “GENERAL PROVISIONS”

The proposed substantive revisions to Title 1 are generally as follows:

Chapter 1.10 Nuisance Abatement

Sections 1.10.040-060, 1.10.150, 1.10.190, and 1.12.040 Revised to replace “Development Services” with the appropriate Department.

Chapter 1.12 Monetary Penalties and Cost Recovery

Section 1.12.040 Revised to replace “Development Services” with the appropriate Department.

TITLE 2, “ADMINISTRATION AND PERSONNEL”

The proposed substantive revisions to Title 2 are generally as follows:

Chapter 2.16 City Department

Section 2.16.010 Revised to replace “Development Services” with the appropriate Department.

TITLE 3, “REVENUE AND FINANCE”

The proposed substantive revisions to Title 3 are generally as follows:

Chapter 3.24 Purchasing

Section 3.24.090.A Selection of procurement method. Revised subsection A to increase the dollar thresholds for the selection of the procurement method for purchases, as follows: purchases must be made by formal bidding procedures when the amount is estimated to exceed \$35,000 (increased from \$25,000);

purchases may be made by informal bidding procedures when the amount is estimated to exceed \$3,500 (increased from \$2,500) but not to exceed \$35,000 (increased from \$25,000); and purchases may be made on the open market when the amount is estimated at \$3,500 (increased from \$2,500) or less.

Section 3.24.120

Open market purchases. Revised to provide that supplies, material and equipment may be procured on the open market when (1) the estimated amount involved does not exceed \$3,500 (increased from \$2,500); or (2) a commodity qualifies as a sole source purchase (as defined in the SMC) and does not exceed \$35,000 (increased from \$25,000), or if the cost exceeds \$35,000 (increased from \$25,000), the sole source method is approved by the City Council.

Section 3.24.140.A

Emergency purchases by purchasing agent. Revised subsection A.2 to provide that in the case of an emergency, the purchasing agent may authorize the head of a department to purchase supplies, material, equipment or services on the open market when the estimated cost of the purchase does not exceed \$15,000 (increased from \$10,000), and the other existing criteria are met.

Section 3.24.140.B

Emergency purchases by purchasing agent. Revised subsection B.2 to provide that in the case of an emergency, the City Manager may authorize the purchasing agent to purchase supplies, material, equipment or services on the open market when the estimated cost of the purchase does not exceed \$60,000 (increased from \$50,000), provided that when the estimated cost exceeds \$35,000 (increased from \$25,000), the procurement must be subsequently ratified by the City Council; and the other existing criteria are met.

Section 3.24.140.C

Emergency purchases by purchasing agent. Revised subsection C to provide that in the case of an emergency, the City Council must ratify purchases essential to prevent delays in the work of the department which may affect the life, health, safety or convenience of the public when the estimated cost thereof exceeds \$35,000 (increased from \$25,000).

Section 3.24.170.H

Other supplies, materials, equipment or services not subject to the provisions of this chapter. Added new subsection H to provide that purchases of newspaper (and similar) advertisements for City notices (i.e. public hearing notices) are not subject to the provisions of Chapter 3.24.

Section 3.24.180.A Awarding authority—contracts and amendments. Revised subsection A to increase the awarding authority as follows: a department director may execute contracts and amendments in the cumulative amount of \$15,000 (increased from \$10,000) or less per fiscal year on behalf of the director’s department; the purchasing agent may execute contracts in the cumulative amount of \$15,000 (increased from \$10,000) or less per fiscal year on behalf of more than one department; the City Manager may execute contracts and amendments in the cumulative amount of \$35,000 (increased from \$25,000) or less per fiscal year; and the City Council must approve contracts and amendments if the cumulative amount exceeds \$35,000 (increased from \$25,000) per fiscal year. For City Council-approved contracts, 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 \$35,000 (increased from \$25,000).

TITLE 4, “BUSINESS LICENSES, TAXES AND REGULATIONS”

The proposed substantive revisions to Title 4 are generally as follows:

Chapter 4.07 Telecommunications

Sections 4.07.020 Revised to replace “Development Services” with the appropriate Department.

Chapter 4.08 Regulation of State Video Franchise Holders

Section 4.08.070 Revised to replace “Development Services” with the appropriate Department.

Chapter 4.11 Circuses and Carnivals

Sections 4.11.020-040 Revised to replace “Development Services” with the appropriate Department.

Chapter 4.23 Solicitors

Section 4.23.170 Revised to replace “Development Services” with the appropriate Department.

TITLE 5, “HEALTH AND SAFETY”

The proposed substantive revisions to Title 5 are generally as follows:

Chapter 5.04 Noise Abatement and Control

Sections 5.04.090 Revised to replace “Development Services” with the appropriate Department.

TITLE 8, “STREETS, SIDEWALKS AND PUBLIC PROPERTY”

The proposed revisions to Title 8 are generally as follows:

Chapter 8.02 Encroachments

Section 8.02.120 Definitions. Revised the definition of “Director” to mean the Director of the Engineering Department to conform to the City’s new organizational structure.

Section 8.02.201 Permit—Restrictions. Added new Section 8.02.201 to prohibit the installation of walls, fences, retaining structures, slopes or modification in the right of way, except pursuant to an approved permit or plan.

Section 8.02.205 Permit—Exemptions. Added new subsection E to provide that installation of decorative gravel, sand, rock, mulch, grass, artificial turf that is level with the sidewalk and or does not exceed 2% slope does not require an encroachment permit unless otherwise provided.

Section 8.02.230 Performance bond in lieu of security deposit. Revised to provide that if a security deposit required by this chapter exceeds \$ 5,000.00 (increased from \$3,000.00), the Director may allow the permittee to secure any excess above \$5,000.00 (increased from \$3,000.00), by a faithful performance bond, letter of credit or other security in a format acceptable to the City Attorney.

Section 8.02.385 Revised to replace “Development Services” with the appropriate department.

Chapter 8.04 Protection of Public Highways

- Section 8.04.030 Establishment of year-end street work moratorium. Removed references to “Development Services” and referenced the appropriate department. Streamlined language regarding required notification to the City of proposed emergency work.
- Section 8.04.040 Removed reference to “Development Services” and referenced the appropriate department.

Chapter 8.06 Urban Forestry

- Section 8.06.060 Revised to replace “Development Services” with the appropriate Department.

Chapter 8.12 Special Event

- Section 8.12.010 Revised the definition of “Director” to mean the Director of the Engineering Department to conform to the City’s new organizational structure.

TITLE 9, “PUBLIC SERVICES”

Chapter 9.04 Construction and Demolition Debris Recycling

- Sections 9.04.030, 9.04.070, 9.04.110, 9.04.130 Revised to replace “Development Services” with the appropriate Department.

TITLE 10, “VEHICLES AND TRAFFIC”

The proposed revision to Title 10 is generally as follows:

Chapter 10.02 General Provisions

- Section 10.02.020 Definitions. Revised the definition of “Director” to mean Director of Engineering to conform to the City’s new organizational structure.

Chapter 10.10 Stopping, Standing and Parking

- Sections 10.10.300.A.5 Stopping and parking zones. With regard to blue curbs, replaced reference to parking for vehicles of “physically handicapped persons” with reference to vehicles with a “valid disabled placard or disabled parking license plate.”

TITLE 11, “BUILDINGS AND CONSTRUCTION”

Chapter 11.24 Construction and Improvement Standards

Section 11.01.010 Definitions. Revised the definition of “Director” to mean Director of Engineering to conform to the City’s new organizational structure.

Section 11.24.100 Undergrounding of utilities—Required. Revised to reorganize and streamline the existing requirements related to the undergrounding of utilities, and to revise certain exemptions to those requirements, including expanding the frontage length that triggers the underground requirement from 50 feet to 100 feet as it no longer seemed practical to require sites less than 100 feet to underground.

Chapter 11.28 Housing Regulations

Section 11.28.010 Revised to replace “Development Services” with the appropriate Department.

Chapter 11.36 Flood Damage Prevention

Section 11.36.130 Revised to replace “Development Services” with the appropriate Department.

Chapter 11.40 Excavation and Grading

Section 11.40.050 Definitions. Added definition for “City Engineer.” Revised the definition of “Director” to mean Director of the Engineering Department, and the definition of “Planning Director” to mean the Director of Planning and Building, to conform to the City’s new organizational structure.

Section 11.40.105.D Designated exceptions. Revised subsection D to provide that exploratory excavations must be restored to the satisfaction of the Director, and added new language to prohibit, during exploratory excavations, stockpiling greater than needed for exploration, trucking, and general placement or removal of rock or soil. The revisions are intended to clarify the exceptions and to give the City Engineer greater authority so as to prevent abuse of this section and or the possibility of illegal grading to occur as a result of allowing exploratory excavations.

Section 11.40.110 Permit applications. Revised subsection D to provide that all paving operations that will include the installation of new pavement, the removal and replacement of existing pavement,

or a combination of the two totaling more than 5,000 square feet require prior approval of a grading site plan.

Section 11.40.120 Revised to replace “Development Services” with the appropriate department.

Section 11.40.130 Preliminary soil engineering and geology reports. Made clerical revisions to the references to relevant “Group” of uses as it pertains to geotechnical studies and obligations. This change is suggested to be consistent with changes to the building code and to be consistent with the City’s latest adopted geotechnical seismic hazard study.

Section 11.40.145 Application coordination—Multi-departmental cooperation. Revised to clarify that when the nature of work proposed in a grading permit application affects multiple City departments, those departments may submit recommendations regarding the permit, but that the City Engineer will make the final determination regarding the permit.

11.40.175 Nonstructural fills.

11.40.235 Work commenced before permit issuance—Fee. The existing Section provides that a separate fee of no less than \$500 may be imposed on a property owner for work commenced without a required grading permit. This Section has been revised to require the property owner to notify the City of which of four options the owner will select in order to comply with the permit requirement: (1) show proof of a valid permit; (2) pay the fee and engage a licensed professional to act as the Engineer of Record and provide “as built” plans; (3) pay the fee and engage with a professional to prepare plans and details for the proposed work and perform the work in accordance with those plans; or (4) remove the work and restore the area to pre-construction condition. These revisions are intended to reduce the Staff time expended to address these instances of unpermitted work.

11.40.620, 11.40.630, Revised to replace “Development Services” with the appropriate department.
11.40.655-660

Chapter 11.50 Electric Vehicle Charging Systems Expedited, Streamlined Permitting Process

Section 11.50.060 Revised to replace “Development Services” with the appropriate department and to replace “Planning Commission” with “City Council” because Council serves as the City’s Planning Commission.

TITLE 12, “SUBDIVISION OF LAND, DEVELOPMENT FEES, AND DEDICATIONS”

Chapter 12.04 Definitions

12.04.020 Definitions. Revised the definition of “Director” to replace “Development Services” with the appropriate department and revise the definition of “City Engineer” to be consistent with the definition of that term in other titles of the Code.

Chapter 12.08 Tentative Maps—Procedures.

12.08.020 Revised to replace “Development Services” with the appropriate department

Chapter 12.30 Development Impact Fees

12.30.140 Compliance with State law. Clarified the existing requirements and procedures related to compliance with the Mitigation Fee Act (Gov. Code §§ 66000-66025).

Chapter 12.32 Dedications and Improvements

12.32.060 Private streets, alleys or ways. Revised to provide the construction standards that apply when private streets, alleys, or ways are allowed by the City Engineer. The revised standards include minimum widths, specifically for emergency access, alleyways, and parking considerations.

Chapter 12.40 Park Lands Dedication

12.40.020 Definitions. Revised to replace “Development Services” with the appropriate department

Chapter 12.50 Dedications of Land and Fees for School Districts

12.50.170 Definitions. Revised to replace “Development Services” with the appropriate department

TITLE 13 “ZONING”

The proposed revisions to Title 13 are generally as follows:

Chapter 13.04 Administration

Section 13.04.140.B Definitions. Updated the definition of “Director” to replace references to the Department of Development Services with references to Planning and Building Department or Engineering Department, as appropriate, and to make other minor revisions.

Revised the definitions of “congregate care facility,” “family,” “group care facility, general,” to replace references to “handicapped persons” with references to “persons with disabilities.” Added definitions of “accessibility” and “accessible.”

Chapter 13.06 Permits

Section 13.06.055 Reasonable accommodation – Residential accessibility. Revised to replace “Development Services” with the appropriate Department.

Section 13.06.070.C Temporary uses. Added new subsection C.10 to allow a food truck or vending vehicle to operate as an ancillary use on an active construction site or on a lot developed with a brewery, bar, tavern, nightclub, lodge, or stand-alone liquor store. The food truck must operate as a catering or take-out only service and only operate for no more than three consecutive days while the primary use located on the same site is open for business. A temporary use permit will be required for two or more food trucks located on the same site. Currently, SMC Section 10.26.060.B.3 allows food trucks and vending vehicles to operate on private property with the property owner’s consent, but SMC Section 10.26.010 includes a finding that a food truck or vending vehicle parked for 10 minutes or longer may exacerbate traffic problems in highly congested areas and obstruct sidewalks. This new section is intended to clarify that a food truck or vending vehicle may operate for longer than 10 minutes when operating as an ancillary use as described above. City staff believes that this type of ancillary use is less likely to create the traffic problems mentioned in Section 10.26.010, as the food truck or vending vehicle would be located on a site already used as a brewery,

bar, etc. and would be subject to conditions prescribed by the Director.

Section 13.06.070 E Temporary Uses-Permit Required. Revised subsection E.2 to add submittal requirements and conditions for model homes being used temporarily as offices.

Section 13.06.070.E Temporary Uses—Permit Required. In subsections E.3 and E.6, replaced references to “mobilehome” with “manufactured home” to be consistent with current City and State terminology.

Section 13.06.070.E Temporary Uses—Permit Required. In subsection E.4, replaced references to “handicap” parking with references to parking “for persons with disabilities.”

Chapter 13.08 Development Review

Section 13.08.020A Projects requiring development review. Added language that authorizes the Director to set a public hearing and require Planning Commission review as needed for administrative projects.

Section 13.08.030 Revised to replace “Development Services” with appropriate department.

Chapter 13.10 Residential Districts

Section 13.10.030 Residential Use Regulations. Revised to replace the term “mobilehome” with “manufactured home” to be consistent with current City and State terminology. Added language to clarify that manufactured homes that are approved as ADUs are subject only to the ADU Ordinance.

Table 13.10.040A Site Development Criteria, Basic Development Standards – Residential. Minor clerical revision to add a footnote to Minimum Lot Dimensions for the R-2 zone to clarify that the requirements related to minimum lot frontage for cul-de-sacs and 90-degree radius turn streets apply in the R-2 zone as well as the HL, R-1, R-1A zones (which all currently include the footnote).

Table 13.10.040E Site Development Criteria, Development Standards for Residential Lots Within a Planned Residential Development. Revised footnote 2 to clarify that the 10-foot setback applies

to buildings only, and not parking areas. Added a footnote to the front setback standard to require that the driveway for each required garage be a minimum of 20 feet long.

Section 13.10.045C Definitions. Removed the repeated sanitation requirement in the definition for Junior Accessory Dwelling Unit.

Section 13.10.050E Special Development Criteria, Fences, Walls, and Hedges. Revised the Visibility Clearance Diagram to measure the sight distance triangle along the face of the curb and increase the distance from 10 feet to 30 feet.

Chapter 13.12 Commercial/Office Districts

Table 13.12.030A.B Commercial and office use regulations, Use Regulations for Commercial/Office Districts. Revised subsection B.10.c to change automotive repairs including painting, body work and services from permitted by right in the General Commercial zone to requiring a CUP, due to the impacts of this type of use on the surrounding community.

Revised subsection B.10.d to expand the washing and / or express car wash use to also include full service car wash and self-service car wash, and to change all of these uses from requiring a Minor CUP in the NC zone to requiring a CUP in that zone, and from being permitted by right in the GC zone to requiring a CUP in that zone due to the impacts of this type of use on the surrounding community.

Added new subsection B.59 to allow self-storage and public storage with a conditional use permit in the GC zone.

Revised subsection B.68 to change “tattoo parlor or body piercing salon” to “tattoo parlor and / or body piercing salon” and to permit this use by right in the GC zone. It had previously been prohibited in all zones. This change reflects the changing nature of the tattoo use, including the rise in popularity of microblading and permanent makeup.

Section 13.12.030.G Commercial and office use regulations, Condition of Uses. Revised subsection G.5 to remove language related to parking requirements for food establishments with accessory eating. This language has been moved (without any changes) to Section 13.24.040, which sets forth parking requirements. Also revised subsection G.5 to add new subsection G.5.e to state that parking shall comply with Section 13.24.040.

Chapter 13.14 Industrial Districts

Table 13.14.030A.B	Industrial Use Regulations, Use Regulations for Industrial Districts. Revised to subsection B.6 to change “Mini storage” to “Self storage” to more accurately reflect the nature of the use.
Section 13.14.030.H, J	Industrial Use Regulations, Use Regulations for Industrial Districts. Revised subsections H and J to replace references to “handicap” persons with references to “persons with disabilities.”
Section 13.14.030.J	Industrial Use Regulations, Use Regulations for Industrial Districts. Revised subsection J to remove language related to parking requirements for food establishments with accessory eating. As noted above, this language has been moved (without any changes) to Section 13.24.040, which sets forth parking requirements. Also revised subsection J to add new subsection J.5 to state that parking shall comply with Section 13.24.040.

Chapter 13.24 Parking Regulations

Section 13.24.040.A,D	Design standards. Revised subsections A.2 and D.3 to replace references to “handicapped” parking spaces with parking spaces “for persons with disabilities.” Also updated the reference in subsection D.3 to refer to the California Code of Regulations, Title 24, Part 2.
Section 13.24.040.A	Parking Requirements, Residential. Revised subsection A.2 to replace “Cluster development (condominium, town home, etc.) semi-detached single-family (zero lot line, patio homes, duplexes, etc.) apartments” with “Multifamily development” to more accurately reflect the use. Also revised the off-street uncovered parking requirements to provide that for Planned Residential Developments, private on-street parking may be substituted for visitor parking, where sufficient street pavement width and distance between driveways has been provided. This requirement previously applied to “single family zero lot line, patio homes, and duplexes.”
Section 13.24.040.B	Parking Requirements, Nonresidential. Revised subsection B to reorganize the formatting for clarity and streamline the parking requirements for various uses about which staff has received an increase of inquiries.
Section 13.24.040.B	Parking Requirements, Nonresidential, Automobile Uses. Revised subsection B.2 to provide that the parking requirement for washing and detailing, including full service

car wash, self-service car wash, and / or express car wash shall be as determined by a parking demand study approved by the Director of Planning and Building.

Section 13.24.040.B Parking Requirements, Nonresidential, Industrial. Revised subsection B.6 to change “mini-storage” to “self-storage”, and to remove reference to parking requirement for each “storage lot” to conform to City practice. Also revised the parking requirement for warehousing and distribution to be one space for 1,000 square feet of gross floor area which is similar to other cities. The previous requirement was one space for 500 square feet of gross floor area.

Section 13.24.040.B Parking Requirements, Nonresidential, Commercial, Places of Assembly. Revised subsection B.7 to provide that up to a total of 16 fixed seats are permitted in an accessory outdoor dining area for all food establishments and will not be counted toward the parking requirement.

Section 13.24.040.B Parking Requirements, Nonresidential, Other Uses. Revised subsection B.8 to revise the parking requirement for day care centers from one space for each staff member, plus one for each five children to as determined by a parking demand study approved by the Director of the Planning and Building Department.

Chapter 13.32 Signs

Section 13.32.025-030 Revised to replace “Development Services” with the appropriate department.

Section 13.32.040 Added new Subsection A.9 to exempt from sign permitting and standards banners that are authorized pursuant to City policy. This update is intended to be consistent with the City’s proposed banner policy.

RECOMMENDATION

Staff requests that the City Council:

1. Open and conduct the public hearing on the Ordinance amending Title 13, and introduce and conduct the first reading of that Ordinance;
2. Introduce and conduct the first reading of the proposed Ordinance amending Titles 1, 2, 3, 4, 5, 8, 9, 10, 11 and 12.
3. Set the second reading for both Ordinances for May 24, 2023.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE AMENDING SANTEE MUNICIPAL CODE TITLE 1, "GENERAL PROVISIONS," TITLE 2, "ADMINISTRATION AND PERSONNEL," TITLE 3, "PURCHASING," TITLE 4, "BUSINESS LICENSES, TAXES AND REGULATIONS," TITLE 5, "HEALTH AND SAFETY," TITLE 8, "STREETS, SIDEWALKS AND PUBLIC PROPERTY," TITLE 9, "PUBLIC SERVICES," TITLE 10, "VEHICLES AND TRAFFIC," TITLE 11, "BUILDINGS AND CONSTRUCTION," AND TITLE 12, "SUBDIVISION OF LAND, DEVELOPMENT FEES, AND DEDICATIONS" AND FINDING THAT THE ACTION IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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 determined that certain updates to Titles 1, 2, 3, 4, 5, 8, 9, 10, 11 and 12 of the Code are required; and

WHEREAS, the proposed revisions to Titles 1, 2, 3, 4, 5, 8, 9, 10, 11 and 12 are detailed in the Staff Report and indicated in the redline document included with the agenda materials.

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. Section 1.10.040, Section 1.10.050, Section 1.10.060, Section 1.10.150, Section 1.10.190, Section 1.12.040, Section 2.16.010, Section 3.24.090, Section 3.24.120, Section 3.24.140, Section 3.24.170, Section 3.24.180, Section 4.07.020, Section 4.08.070, Section 4.11.020, Section 4.11.030, Section 4.11.040, Section 4.23.170, Section 5.04.090, Section 8.02.120, Section

8.02.201, Section 8.02.205, Section 8.02.230, Section 8.02.385, Section 8.04.030, Section 8.04.040, Section 8.06.060, Section 8.12.010, Section 9.04.030, Section 9.04.070, Section 9.04.110, Section 9.04.130, Section 10.02.020, Section 10.10.300, Section 10.24.150, Section 11.01.010, Section 11.24.100, Section 11.28.010, Section 11.36.130, Section 11.40.050, Section 11.40.105, Section 11.40.110, Section 11.40.120, Section 11.40.130, Section 11.40.145, Section 11.40.175, Section 11.40.235, Section 11.40.620, Section 11.40.630, Section 11.40.655, Section 11.40.660, Section 11.50.060, Section 12.04.020, Section 12.08.020, Section 12.08.040, Section 12.08.060, Section 12.08.090, Section 12.20.010, Section 12.30.050, Section 12.30.140, Section 12.32.060, Section 12.40.020, and Section 12.50.170 are revised or added as set forth in Exhibit A, attached to this Ordinance and incorporated herein.

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 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 10th day of May 2023, and thereafter **ADOPTED** at a Regular Meeting of the City Council held on this 24th day of May 2023, by the following vote to wit:

AYES:

NOES:

ABSENT:

APPROVED

JOHN MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Exhibit A – Revisions to Titles 1, 2, 3, 4, 5, 8, 9, 10, 11 and 12 of the Santee Municipal Code

Exhibit A

Revisions to Titles 1, 2, 3, 4, 5, 8, 9, 10, 11 and 12 of the Santee Municipal Code

[attached behind this cover page]

REVISED SECTIONS OF TITLES 1, 2, 3, 4, 5, 8, 9, 10, 11 AND 12 OF THE SMC

The text as proposed to be revised is shown below. Omitted text is denoted by ellipses. Only sections proposed to be revised are shown.

REVISIONS TO TITLE 1, “GENERAL PROVISIONS”

Chapter 1.10 NUISANCE ABATEMENT

...

1.10.040 Declaration of nuisance – Notice – Service of notice.

A. Whenever the Director of Planning and Building, or when the violation relates to a fire hazard, the Fire Chief, or an authorized representative of either, finds that a nuisance exists in accordance with this code on any premises located within the City, he or she must cause, including through the use of a third party contractor, a notice to be issued to the property owner, lessee or occupant of the property on which the nuisance is located of the nuisance and direct that the nuisance be abated.

B. This notice may be sent by first class mail, postage prepaid and need not be served in accordance with Section [1.10.080](#). The notification must detail the violations and establish a reasonable abatement period which is not less than 10 days. (Ord. 554 § 3, 2019)

1.10.050 Voluntary abatement of nuisances.

The owner, lessee or occupant of any building, structure or property alleged to be a nuisance under the provisions of this chapter may abate the nuisance at any time within the abatement period provided in Section 1.10.040 of this chapter by rehabilitation, repair, removal, or demolition. The owner, lessee, or occupant must advise the Director of Planning and Building, or, when applicable, the Fire Chief of the abatement. Once advised, the Planning and Building or the Fire Department or authorized representative of either must inspect, or cause to be inspected, the premises to insure that the nuisance has been abated. (Ord. 554 § 3, 2019)

1.10.060 Failure to voluntarily abate a declared nuisance – Notice of intent to abate.

If an alleged nuisance is not properly abated within the period established under the provisions of Sections [1.10.040](#) and [1.10.050](#), the property owner, lessee or occupant must be served with a written notice of intention to abate the nuisance in accordance with Sections [1.10.070](#) and [1.10.080](#) of this chapter by the Director of Planning and Building, the Fire Chief, or an authorized representative of either. (Ord. 554 § 3, 2019)

...

1.10.150 Record of cost for abatement – Invoice.

A. The enforcement officer or such other City official or private contractor as may be designated, must keep an account of the costs of abating a nuisance on each separate lot or parcel of land where the work is done and render an itemized report, in writing, to the Director of Planning and Building or the Fire Chief, showing the cost of abatement and the rehabilitation, demolition or repair of the premises, building or structures, less any salvage value relating thereto. The costs must include the City's administrative costs, which may be 25% of the other costs and which include the expense and costs of the City in preparing notices, specifications and contracts, in inspecting the work, legal fees, and other related costs required hereunder.

B. The Director of Planning and Building, the Fire Chief, enforcement officer, or such other City official or private contractor as may be designated, must send an invoice for the costs of abating the nuisance to the owner of the property where the abatement activity occurred. Service of the invoice must be made in a manner provided in Section [1.10.080](#). (Ord. 554 § 3, 2019)

...

1.10.190 Grievance with final order – Appeal to City Council.

A. Except as otherwise provided in this chapter for weed and rubbish abatement proceedings, whenever any person is aggrieved by any final order of the hearing officer issued pursuant to Section [1.10.110](#), such person may appeal to the City Council the issuance of the order by filing a written notice of appeal with the City Clerk no later than two days after the date of the hearing under Section [1.10.110](#) and paying any appeal fee established by resolution of the City Council.

B. The written notice of appeal must be filed with the City Clerk and state the grounds for the appeal and the specific factual and/or legal errors committed by the hearing officer in issuing its order.

C. The City Clerk must transmit one copy of said notice of appeal to the Director of Planning and Building, Fire Chief, or authorized representative.

D. The Director of Planning and Building, Fire Chief, or the authorized representative of either, must transmit to the City Council, no later than 20 days after receiving a notice of appeal, and copies of all other papers constituting the record upon which the decision was taken, including, but not limited to, the minutes of all hearings thereon, a written report, prepared from the record upon which the final determination was made, stating the factual and legal basis on which the Director of Planning and Building, Fire Chief or the authorized representative reached his or her decision.

E. The City Council may affirm, reverse or modify, in whole or in part, any final determination, assessment, or order of the hearing officer, Director of Planning and Building, Fire Chief or authorized representative which is subject to an appeal pursuant to this section. After reviewing the proceedings relating to the decision appealed from, including, but not limited to, minutes of hearings, notice of appeal and the report of the Director of Planning and Building, Fire Chief, or authorized representative, the City Council, by resolution, may affirm without further action the determination, assessment, or order appealed from.

F. Except as provided in Section [1.10.200](#), on the date a notice of appeal is filed under this section, all proceedings in furtherance of the determination or order appealed from must be stayed until the final determination by the City Council of the appeal.

G. All decisions of the hearing officer, Director of Planning and Building, Fire Chief, or the authorized representative of either are final unless appealed within the time prescribed herein.

H. A hearing held pursuant to this section may be combined with the hearing required pursuant to Section [1.12.040](#) or Section [1.12.050](#). (Ord. 554 § 3, 2019)

Chapter 1.12 MONETARY PENALTIES AND COST RECOVERY

...

1.12.040 Recovery as a lien.

A. To the extent permitted by law, the City may establish a lien in the amount of the fee, cost, or charge confirmed by the City in accordance with Section [1.12.030](#) against the real property where the violation occurred, unless the City has established an assessment for those same fees, costs, or charges pursuant to Section [1.12.050](#). If the real property where the violation occurred is not occupied by the owner, the lien amount may also include accrued fines and penalties.

B. Notice of Lien Prior to Recording. Prior to recording a lien, notice must be served on the owner of record based on the last equalized assessment roll or the supplemental roll, whichever is more current, in the same manner as summons in a civil action in accordance with Article 3 (commencing with Section 415.10) of Chapter 4 of Title 5 of Part 2 of the [Code of Civil Procedure](#). If the owner of record cannot be found after a diligent search, the notice may be served by posting copy of the notice in a conspicuous place on the property for a period of 10 days and publishing the notice in a newspaper of general circulation published in San Diego County pursuant to [Government Code](#) Section 6062.

C. Content of Notice. The notice of lien for recordation must be in a form substantially as follows:

NOTICE OF LIEN

(Claim of City of Santee)

ursuant to the authority vested by the provisions of Section [1.10.140](#) of the City of Santee Municipal Code, the Director of Planning and Building of the City of Santee, the Fire Chief, or an authorized representative of either of the above did, on or about the ____ day of _____, 20____, cause the premises hereinafter described, to be rehabilitated, or the building or structure of the property hereafter described, to be repaired or demolished in order to abate a public nuisance on said real property; and the Director of Planning and Building, the Fire Chief, or the authorized representative of either of the above or the City Council, did on the ____ day of _____, 20____, assess the cost of such rehabilitation, repair or demolition upon the real property hereinafter described and that said City of Santee does hereby claim a lien on such rehabilitation, repair or demolition in the amount of said assessment, to wit: the sum of \$_____ and the same is a lien upon said real property until the same has been paid in full and discharged of record.

The real property hereinbefore mentioned, and upon which a lien is claimed, is that certain parcel of land lying and being in the City of Santee, County of San Diego, State of California, and particularly described as follows:

(Description)

Assessor's Parcel No. _____

Street Address: _____

Name of owner of record: _____

DATED: This ____ day of _____, 20____.

City Clerk of the City of Santee, California

(ACKNOWLEDGMENT)

(Ord. 554 § 3, 2019)

REVISIONS TO TITLE 2, “ADMINISTRATION AND PERSONNEL”

Chapter 2.16 CITY DEPARTMENTS

2.16.010 Generally.

A. Except as otherwise provided in subsection B and subject to budget approval by the City Council, the City Manager is authorized to establish, without amendment to this code, and supervise departments in the City, and to appoint the Director of each department. The following departments are currently established and supervised by the City Manager:

1. Community Services;
2. Engineering;
3. Fire and Life Safety Services;
4. Human Resources and Risk Management;
5. Finance; and
6. Planning and Building.

B. There are in the City the following departments, which coordinate with the City Manager, but whose directors are appointed by the City Council:

1. City Manager;
2. City Clerk; and
3. City Attorney. (Ord. 555 § 3, 2019)

REVISIONS TO TITLE 3, "REVENUE AND FINANCE"

Chapter 3.24 PURCHASING

...

3.24.090 Selection of procurement method.

A. All contracts for the purchase of supplies, equipment, materials and nonprofessional services must be procured in accordance with the following, except as otherwise provided in this chapter:

1. Purchases estimated to exceed \$35,000.00 must be made by the formal bidding procedures in Section 3.24.100.
2. Purchases estimated to exceed \$3,500.00 but not to exceed \$35,000.00 may be made by the informal bidding procedures in Section 3.24.110.
3. Purchases estimated at \$3,500.00 or less may be made on the open market without following formal or informal bidding procedures.
4. Cooperative purchases must be made in accordance with the cooperative purchasing procedures in Section 3.24.130.
5. Emergency purchases must be made by the emergency purchases procedures in Section 3.24.140.

B. Notwithstanding subsection A of this section, the City Council may authorize the use of an alternative procurement method due to special circumstances, when a prescribed procurement method is impractical or impossible, or when it is in the City's best interests to do so. (Ord. 556 § 3, 2019)

...

3.24.120 Open market purchases.

In any of the following instances, the purchasing agent may dispense with the requirements of formal or informal bidding and procure supplies, material and equipment on the open market:

- A. When the estimated amount involved does not exceed \$3,500.00;
- B. When a commodity qualifies as a sole source purchase pursuant to Section 3.24.020 and does not exceed \$35,000.00, or if the cost exceeds \$35,000.00, the sole source procurement method is approved by the City Council;

C. When the City Council determines that due to special circumstances, it is in the City's best interest to purchase a commodity or enter into a contract without compliance with the formal or informal bidding procedure. (Ord. 556 § 3, 2019)

...

3.24.140 Emergency purchases by purchasing agent.

A. In the case of an emergency as defined in Section 3.24.020, the purchasing agent may authorize the head of a department to purchase supplies, material, equipment or services on the open market when all of the following conditions are present:

1. Immediate procurement of the supplies, material, equipment, and/or services is essential to prevent delays in the work of the department which may affect the life, health, safety or convenience of the public;
2. The estimated cost of the purchase does not exceed \$15,000.00; and
3. The head of the department procuring the supplies, material, equipment, and/or services sends to the purchasing agent a copy of the delivery record, together with a full written explanation of the circumstances justifying the emergency purchase.

B. In the case of an emergency as defined in Section 3.24.020, the City Manager may authorize the purchasing agent to secure in the open market, any supplies, material, equipment, and/or services when all of the following conditions are present:

1. Immediate procurement of the supplies, material, equipment, and/or services is essential to prevent delays in the work of the department which may affect the life, health, safety or convenience of the public; and
2. The estimated cost does not exceed \$60,000.00; provided, however, that when the estimated cost exceeds \$35,000.00, the procurement must be subsequently ratified by the City Council.

C. In the case of an emergency as defined in Section 3.24.020, the City Council must ratify purchases of supplies, materials, equipment or services essential to prevent delays in the work of the department which may affect the life, health, safety or convenience of the public when the estimated cost thereof exceeds \$35,000.00. (Ord. 556 § 3, 2019)

...

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

The following types of contracts and purchases 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;
- 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. (Ord. 587 § 2, 2021; Ord. 556 § 3, 2019)
- H. Purchases of newspaper (or similar) advertisements for City notices, including but not limited to, notices of public hearings or request for bids.

...

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 \$15,000.00 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 \$15,000.00 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 \$35,000.00 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 \$35,000.00 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 \$35,000.00.

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. (Ord. 587 § 2, 2021; Ord. 556 § 3, 2019)

REVISIONS TO TITLE 4, "BUSINESS LICENSES, TAXES AND REGULATIONS"

Chapter 4.07 TELECOMMUNICATIONS

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4.07.020 Registration of telecommunications carriers and providers.

A. Registration Required. All telecommunications carriers and providers that offer or provide any telecommunications service for a fee directly to the public, either within the City, or outside the corporate limits from the telecommunications facilities within the City, shall register with the City pursuant to this section on forms to be provided by the issuing officer, which shall include the following:

1. The identity and legal status of the registrant, including any affiliates.
2. The name, address and telephone number of the officer, agent or employee responsible for the accuracy of the registration statement.
3. A description of registrant's existing or proposed telecommunications facilities within the City in a form satisfactory to the Director of Engineering or the Director of Planning and Building, as applicable.
4. A description of the telecommunications service that the registrant intends to offer or provide, or is currently offering or providing, to persons, firms, businesses or institutions within the City.
5. Information sufficient to determine whether the registrant is subject to public way licensing or franchising under this chapter.
6. Information sufficient to determine whether the transmission, origination or receipt of the telecommunications services provided or to be provided by the registrant constitutes an occupation or privilege subject to any municipal telecommunications tax business license fee, or other occupation tax imposed by the City.
7. Information sufficient to determine that the applicant has applied for and received any certificate of authority required by the PUC to provide telecommunications services or facilities within the City.
8. Information sufficient to determine that the applicant has applied for and received any construction permit, operating license or other approvals required by the Federal Communications Commission to provide telecommunications services or facilities within the City.

9. Information sufficient to determine that the applicant has applied for and received:
 - a. Any encroachment permit required under Chapter [8.02](#) of the Santee Municipal Code; and
 - b. Any development review permit, conditional use permit, or administrative approval required for wireless telecommunications facilities under Chapter [13.34](#) of the Santee Municipal Code.
 10. Any building permit required under Title 11 of the Santee Municipal Code.
 11. Information sufficient to determine that the applicant has paid any encroachment deposit and other fee due under Chapter [8.02](#) of the Santee Municipal Code.
 12. Such other information as the issuing officer and Director Engineering or the Director of Planning and Building, as applicable, may reasonably require.
- B. Registration Fee. Each application for registration as a telecommunications carrier or provider shall be accompanied by a fee of \$25.00.
- C. Purpose of Registration. The purpose of registration under this section is to:
1. Provide the City with accurate and current information concerning the telecommunications carriers and providers who offer or provide telecommunications services within the City, or that own or operate telecommunications facilities within the City;
 2. Assist the City in enforcement of this chapter;
 3. Assist the City in the collection and enforcement of any municipal taxes, franchise fees, license fees or charges that may be due the City;
 4. Assist the City in monitoring compliance with local, State and Federal laws. (Ord. 557 § 3, 2019)

Chapter 4.08 REGULATION OF STATE VIDEO FRANCHISE HOLDERS

...

4.08.070 Permits.

A. Prior to commencing any work for which a permit is required by Title 8 of this code, a State video franchise holder must apply for and obtain a permit in accordance with the provisions of Title 8 of the Code. A permit application is complete when the

State video franchise holder has complied with all applicable laws and regulations, including, but not limited to, all City administrative rules and regulations, and all applicable requirements of Division 13 of the California [Public Resources Code](#), Section 21000, and following, (the California Environmental Quality Act) and preparation of plans and specifications as required by the Director of Engineering.

B. The Director of Engineering shall, in the exercise of reasonable discretion as permitted by State law, either approve or deny a State video franchise holder's application for any permit required under Title 8 of the Code within 60 days of receiving a complete permit application from the State video franchise holder.

C. If the Director of Engineering denies a State video franchise holder's application for a permit, the Director of Engineering shall, at the time of notifying the applicant of denial, furnish to the applicant a detailed explanation of the reason or reasons for the denial.

D. A State video franchise holder that has been denied a permit by final decision of the Director of Engineering may appeal to the City Council within 10 days after the date of the final decision following the procedures set forth in Chapter [1.14](#) of this code.

E. The issuance of a permit under Title 8 of the Santee Municipal Code is not a franchise, and does not grant any vested rights in any location in the public rights-of-way, or in any particular manner of placement within the public rights-of-way. A permit to place cabinets and similar appurtenances aboveground may be revoked and the permittee may be required to place facilities underground, upon reasonable notice to the permittee. (Ord. 557 § 3, 2019)

Chapter 4.11 CIRCUSES AND CARNIVALS

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4.11.020 Operation on public property.

Upon receipt of an application to operate or exhibit a circus or carnival on City property with no paid admissions, the issuing officer may issue a permit not to exceed one year only after determining that all of the following are satisfied:

- A. The use not be in violation of any zoning ordinance of the City;
- B. The location and type of equipment are approved by the Engineering Department and the Community Services Department;
- C. A current certificate of inspection has been issued by the State of California for each amusement ride to be operated within the carnival; and
- D. The applicant has the insurance required by this chapter. (Ord. 557 § 3, 2019)

4.11.030 Operation on private property.

Upon receipt of an application to operate or exhibit such carnival on private property, the issuing officer issues a permit for the entire time of the carnival or for one year, whichever is the lesser period of time after determining that all of the following are satisfied:

- A. The carnival complies with the requirements of the zoning ordinance;
- B. The location and type of equipment are approved by the Planning and Building Department and the Community Services Department;
- C. The applicant has satisfied the insurance requirements of this chapter; and
- D. The State of California has issued a current certificate of inspection for each amusement ride to be operated within the carnival. (Ord. 557 § 3, 2019)

4.11.040 Insurance.

The operator of every circus and carnival must obtain and maintain in full force and effect insurance in the types and amounts to the satisfaction of the City Manager and, if a special event permit is required, satisfactory to the Director of Planning and Building. (Ord. 557 § 3, 2019)

Chapter 4.23 SOLICITORS

...

4.23.170 Sidewalk vendors.

- A. In addition to the regulations applicable to solicitors and other generally applicable laws, a sidewalk vendor must not undertake any of the following:
 - 1. Obstruct the flow of traffic in a manner that results in a violation of the Americans with Disabilities Act, forces pedestrian traffic into a street or other area where vehicles travel, or forces vehicular traffic to veer from its ordinary course of travel;
 - 2. Operate in areas located within the immediate vicinity of a permitted certified farmers' market or swap meet during the operating hours of the farmers' market or swap meet as those terms are defined in Chapter 6.2 (commencing with Section 51036) of Part 1 of Division 1 of Title 5 of the [Government Code](#);
 - 3. Operate within the immediate vicinity of an area designated for a temporary use of, or encroachment on, the sidewalk or other public area for the duration of the temporary use or encroachment;

4. Operate without obtaining and displaying any valid certificate or other authorization required by the County of San Diego or without acquiring any license from a State or local agency required by law;
5. Maintain unsanitary conditions.

B. In addition to the regulations applicable to solicitors, a stationary sidewalk vendor must not undertake any of the following:

1. Vend in any park that has an agreement for concessions that exclusively permits the sale of food or merchandise by the concessionaire;
2. Vend in any area zone exclusively residential.

C. The Director of Engineering may impose any conditions on a regulatory permit issued pursuant to this section which are required to ensure compliance with any relevant provisions of this code, ordinances of the City, or applicable law or regulation.

D. Enforcement of violations of this section will proceed in accordance with Chapter 6.2 (commencing with Section 51036) of Part 1 of Division 1 of Title 5 of the [Government Code](#). (Ord. 557 § 3, 2019)

REVISIONS TO TITLE 5, "HEALTH AND SAFETY"

Chapter 5.04 NOISE ABATEMENT AND CONTROL

...

5.04.090 Construction equipment.

A. Prohibitions. Except for emergency work or work that has been expressly approved by the City, it is unlawful for any person to operate any single or combination of powered construction equipment at any construction site, as follows:

1. It is unlawful for any person to operate any single or combination of powered construction equipment at any construction site on Mondays through Saturdays except between the hours of 7:00 a.m. and 7:00 p.m., unless expressly approved by the Director of Planning and Building or the Director of Engineering, as applicable.
2. It is unlawful for any person to operate any single or combination of powered construction equipment at any construction site on Sundays or City recognized holidays unless expressly approved by the Director of Planning and Building or the Director of Engineering, as applicable.
3. No construction equipment is permitted to be started, idled, moved or operated at any location before 7:00 a.m. or after 7:00 p.m. on Mondays through Saturdays and all times on Sundays and holidays, described in subsection (A)(2) of this section. Specific exemptions may be authorized by the Director of Planning and Building or the Director of Engineering, as applicable.
4. Construction equipment with a manufacturer's noise rating of 85 dBAL_{MAX} or greater, may only operate at a specific location for 10 consecutive workdays. If work involving such equipment will involve more than 10 consecutive workdays, a notice must be provided to all property owners and residents within 300 feet of the site no later than 10 days before the start of construction. The notice must be approved by the City and describe the project, the expected duration, and provide a point of contact to resolve noise complaints. (Ord. 558 § 3, 2019)

REVISIONS TO TITLE 8, "STREETS, SIDEWALKS AND PUBLIC PROPERTY"

Chapter 8.02 ENCROACHMENTS

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8.02.120 Definitions.

"Building or Structure." In addition to the meaning ordinarily ascribed thereto, "building or structure" includes any machine, implement, device, tree, derrick, stage or other setting, lumber, sash or door, structural steel, pipe bend, transformer, generator, punch, agitator, object or thing having a width of more than eight feet, other than any implement of husbandry or any special mobile equipment, as defined in the [Vehicle Code](#) of the State of California, having a width of 10 feet or less. The term also includes a vehicle or combination of vehicles of a size or weight of vehicle or load exceeding the maximum permitted by the [Vehicle Code](#).

"Commercial driveway" means any driveway that is not a "residential driveway" as defined in this section.

"Delineate" means to mark in white the location or path of the proposed excavation in accordance to [Government Code](#) Section 4216.

"Driveway" includes both commercial and residential driveways.

"Director" means the Director of Engineering of the City of Santee and any subsequent title for this department head, or designee. In the event that this position is vacant or eliminated by the City, the Director shall be the City Manager or designee.

"Drop box" means any permanent structure located within the public right-of-way for the purpose of depositing and collecting packages for shipment, except mailboxes owned and maintained by the United States.

"Encroachment" means any tower, pole, pole line, pipe, pipeline, driveway, private road, fence, sign, billboard, stand or building, or any structure or object of any kind or character not particularly mentioned herein, which is placed in, under or over any portion of the public way, temporarily or permanently.

"Excavation" means any operation in which earth, rock, asphalt, concrete, or other material in the ground is moved, removed, or otherwise displaced by means of tools, equipment, or explosives in any of the following ways: grading, trenching, digging, ditching, drilling, augering, tunneling, scraping, boring, cable or pipe plowing and driving or any other way.

"Facility" means pipelines, valves, cables, conduits, lines, boxes, vaults, cabinets, poles, pedestals, manholes, hand holes and all other related components of underground and above ground devices for the purpose of electrical, gas, water, sewer, and communication service and distribution.

“Graffiti” has the meaning set forth in Chapter [7.16](#).

“Markouts” means the identification of a utility facility by the use of any form of paint, chalk, felt tip marker, staking, flags, pen or etching tools.

“Permittee” means the person to whom the encroachment permit is issued.

“Protective measures” means any barricades, traffic control devices, trench plates or similar such devices intended to give warning and protect the public from injury or loss resulting from the placement of an encroachment within the public way.

“Publication stand” means any permanent structure located within the public right-of-way for the purpose of selling or distributing newspapers, magazines, advertisements, or similar publications.

“Public way” means any public highway, public street, public right-of-way, easement, or public place in the City either owned by the City or dedicated to the public.

“Requestor” means the person requesting utility markouts for construction.

“Residential driveway” means any driveway serving any property which is used solely as a private residence consisting of one, two, or three dwelling units including farms or ranches which are not used as retail outlets.

“Surface utility structures” means utility structures located within the public right-of-way at or above the existing or proposed grade, including, but not limited to, electrical transformers, telephone and cable television pedestals, hand holes, pull boxes, meter boxes, valve boxes and signal traffic controllers.

“Ticket” means an excavation location request issued a number by the regional notification center, including, but not limited to, the Underground Service Alert—Southern California.

“Utility” means any publicly owned or privately owned entity who owns, maintains, or operates facilities within the public right-of-way or easements providing the following services; electrical, natural gas, water, sewer, phone, television, Internet, wireless communication, data or any other form of communication.

“Utility locator” means any person working for a utility as an employee or on behalf of a utility for the purpose of field locating utilities and marking out the utilities facilities.

“Width” means that dimension measured at right angles to the anterior-posterior axis of the conveyance upon which the building or structure or portion thereof or is to be loaded or moved, or to the median line of the public way over which the same is being or is to be moved. (Ord. 561 § 3, 2019)

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8.02.201 Permit—Restrictions.

A. It is unlawful for any person to install walls, fences, retaining structures, slopes or other modification in the right of way, except for what is found on an existing approved building permit specific for that encroachment and or an approved precise grading and or plot plan.

8.02.205 Permit—Exemptions.

Unless otherwise provided, the following are exempt from the requirement for an encroachment permit in Section [8.02.200](#):

A. The City's placement of signs and other structures.

B. Temporary, noncommercial signs authorized pursuant to Chapter [13.32](#) of this code. No sign may be placed within medians or at such locations that block vehicle sight distance or otherwise create a safety hazard to motorists or pedestrians.

C. Homeowners who wish to paint house numbers on their curb are not required to obtain an encroachment permit but must follow the standards pertaining to size, color and location identified above.

D. Emergency repair work conducted by employees or contractors of the United States, this State, school districts, other public district or public body or public utility agencies subject to regulation by the public utilities commission of the State of California necessary for the maintenance of service. In such event, however, a report of the excavation in such form as may be required by the Director must be submitted to the Director within 24 hours after the excavation is made and the person making an excavation must obtain a permit for the excavation within five days after the excavation commences. All provisions of this chapter for the protection of the public and governing repairs to the public way apply to the same extent as where applications and permits are required. All fees listed in Section [8.02.215](#) must be paid with each such report as would otherwise be required for a permit.

E. Installation of decorative gravel, sand, rock, mulch, grass, artificial turf that is level with the sidewalk and or does not exceed 2% slope.

F. Any person who is subject to the rules and regulations of the public utilities commission of the State of California is not required to obtain a permit to install, maintain, replace, repair or relocate any telephone or electric pole, anchor, or overhead lines. However, any person exempted by this section from obtaining a permit is deemed to be a "permittee" under a blanket permit while performing any work referred to in this section and must comply with all regulations and requirements of this chapter imposed on a permittee. No person is exempted by this section unless such person has on file with the Director a signed and unrevoked statement required by Section [8.02.220\(C\)](#).

G. Nothing in this chapter prohibits any person from conducting any maintenance required by law, ordinance or permit, on any pipe or conduit in any public way, or from making such excavation as may be necessary for the preservation of life or property, if the necessity arises when the City offices are closed. Any person making an excavation contemplated by this section must provide notice to the Director within 24 hours of making the excavation and obtain a permit for the excavation within five days after the City offices first open after making the excavation. (Ord. 561 § 3, 2019)

...

8.02.230 Performance bond in lieu of security deposit.

If a security deposit required by this chapter exceeds \$ 5,000.00, the Director may allow the permittee to secure any excess above \$ 5,000.00 by a faithful performance bond, letter of credit or other security in a format acceptable to the City Attorney. (Ord. 561 § 3, 2019)

...

8.02.385 Relocation and replacement costs.

When required by law, this code, or by the Director, a permittee must make proper arrangements for, and bear the cost of relocating or replacing any encroaching structure, public utility, tree or shrub. All relocations and replacements must be completed to the satisfaction of the Director. (Ord. 561 § 3, 2019)

Chapter 8.04 PROTECTION OF PUBLIC HIGHWAYS

...

8.04.030 Establishment of year-end street work moratorium.

A. In order to reduce traffic impacts during the year-end shopping season, no construction, utility, or maintenance work that requires lane closures is permitted beginning the Monday prior to Thanksgiving Day through New Year's Day on the following street segments:

1. Carlton Hills Boulevard: from Willowgrove Avenue to Mission Gorge Road.
2. Cuyamaca Street: from Town Center Parkway to Prospect Avenue.
3. Mission Gorge Road: from State Route 125 to Magnolia Avenue.
4. Olive Lane: from Prospect Avenue to Mission Gorge Road.
5. Riverview Parkway: Entire length of street.
6. Town Center Parkway: Entire length of street.

B. Notwithstanding subsection A, any construction, utility, or maintenance work necessary to address an emergency must be performed during the hours of 10:00 p.m. to 5:00 a.m., unless otherwise approved by the Director. Telephonic notification of proposed emergency work must be provided to the Engineering Department. (Ord. 561 § 3, 2019)

8.04.040 Utility markouts for construction.

A. Purpose and Intent. It is the purpose and intent of the City Council through adoption of this chapter, to provide enforcement tools to ensure the complete removal of utility markouts upon completion of any excavation work and to limit the amount of markouts placed upon public and private property to the minimum amount necessary for excavation work.

B. Markouts Prohibited.

1. It is unlawful for any person to intentionally place utility markouts outside of the limits delineated by the requestor.
2. A request for utility markouts shall not be made for design purposes, for the preparation of design drawings or documents, or for construction purposes in lieu of obtaining the record drawings from the respective utility owner.

C. Responsibility for Removal.

1. The requestor of utility markouts shall have sole responsibility for the removal of all utility markouts and delineation within 10 calendar days from the completion of excavation work.
2. If the utility locator places utility markouts outside of the limits delineated by the requestor, the utility locator shall have sole responsibility for the removal of all such utility markouts within 10 calendar days from being notified by the requestor or the City.
3. The City shall determine the identification of the requestor by the ticket requesting utility markouts by the regional notification center.

D. Removal of Markouts.

1. Markouts shall be thoroughly removed from all surfaces to the satisfaction of the Director of Engineering.
2. Markouts on asphalt concrete may be blacked out by use of paints suitable for roadway traffic to a color and sheen that most closely matches the asphalt concrete. The blacked out area shall be a square or rectangle

of sufficient size to cover markouts with the minimum number of such squares/rectangles needed to cover all markouts.

3. Markouts on concrete surfaces shall be removed from the concrete and shall not be painted over.
4. Markouts which are unable to be removed or have caused permanent damage during placement or removal may result in the requirement to replace the damaged surface at the expense of the entity who placed the mark.

E. Public Nuisance. Markouts on public or private property creates a condition and appearance as graffiti. Graffiti creates a condition tending to reduce the value of private and public property, to promote blight and deterioration, to reflect badly on the community, and may be injurious to health, safety and general welfare. Therefore, the presence of markouts is hereby declared to constitute a public nuisance which may be abated as such in accordance with Title 1, or any other applicable provision of law.

F. Failure to remove utility markings as prescribed herein, is subject to enforcement and administrative citation procedures specified in Title 1 of this code. (Ord. 561 § 3, 2019)

Chapter 8.06 Urban Forestry

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8.06.060 Designate administrative responsibilities.

The Director, by use of City employees or private contractors, has the right, but not the duty, to plant, maintain and otherwise care for, or if necessary, remove, any and all trees in public places in the City. The responsibilities of the parks and landscape maintenance supervisor include, but are not limited to, the following:

- A. Prepare an annual program for tree planting and tree care in public places of the City;
- B. In coordination with the Engineering Department, recommend to the City Council changes or additions to the master street tree plan;
- C. Develop maintenance standards as they relate to street trees and trees in public places;
- D. Inspect the planting, maintenance and removal of all trees in public places;
- E. Make a determination to remove trees in public places;

F. Review all landscaping plans as they affect trees in public places. (Ord. 561 § 3, 2019)

Chapter 8.12 SPECIAL EVENT

8.12.010 Definitions.

“Director,” as used in this chapter, means the Director of Engineering of the City of Santee and any subsequent title for this department head, or designee. In the event that this position is vacant or eliminated by the City, the Director shall be the City Manager or designee.

“Parade,” as used in this chapter, means any march, procession or assembly consisting of persons, animals or vehicles, or combination thereof, upon any street, sidewalk or alley which does not comply with normal and usual traffic regulations or controls.

“Special event,” as used in this chapter, means any celebration, festival, fair, carnival or similar local special event which is held wholly or partially within a street, the participants in which do not comply with the normal or usual traffic regulations or controls. (Ord. 561 § 3, 2019)

REVISIONS TO TITLE 9, "PUBLIC SERVICES"

Chapter 9.04 CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING

...

9.04.030 Definitions.

In this chapter:

"AB 939" means the California Integrated Waste Management Act, codified at California [Public Resources Code](#) Section 40000 et seq., including any amendments or modifications.

"Certified recycling facility" means a recycling, composting, materials recovery or reuse facility which accepts construction and demolition debris and which meets minimum State standards for such facilities.

"City-sponsored project" means a capital improvement project constructed by the City or its contractor, agent, or designee.

"Construction" means the building of any facility or structure or any portion thereof including any tenant improvements to an existing facility or structure. Construction does not include a project limited to interior plumbing work, interior electrical work or interior mechanical work.

"Construction and demolition (C&D) debris" means the waste building materials, packaging, and rubble resulting from construction, remodeling, repair, alteration, and/or demolition operations on pavements, houses, commercial buildings, and other structures and may include, but is not limited to, concrete, asphalt, wood, cardboard, metals, bricks, and other inert waste.

"C&D debris management plan" or "DMP" means a report, prepared in a form approved by the Director, submitted as required by Section [9.04.080](#), which identifies all C&D debris expected to be generated as a result of any covered project.

"C&D debris recycling report" or "DRR" means a report, prepared in a form approved by the Director, submitted as required by Section [9.04.100](#), which identifies the amounts of all C&D debris generated by the project, and the amounts recycled or diverted.

"Conversion rate" means the rate set forth in the standardized conversion rate table approved by the Director pursuant to this chapter for use in estimating the volume or weight of materials identified in debris management plan.

"Covered project" means any project type set forth in Section [9.04.040](#) of this chapter.

"Deconstruction" means a process to dismantle or remove useable materials from structures, in a manner that maximizes the recovery of building materials for reuse and

recycling and minimizes the amount of waste transported for disposal in landfills and transformation facilities.

“Demolition” means the destruction, razing, ruining, tearing down or wrecking of any facility, structure, pavement or building, whether in whole or in part, whether interior or exterior.

“Director” means the Director of Planning and Building of the City of Santee and any subsequent title for this department head, or designee. In the event that this position is vacant or eliminated by the City, the Director shall be the City Manager or designee.

“Disposal” means the final deposition of solid waste at a permitted landfill.

“Diversion or divert” means the reduction or elimination of solid waste from landfill disposal. “Diversion requirement” has the meaning set forth in Section [9.04.060](#) of this chapter.

“Exempt project” means the activities set forth in Section [9.04.050](#) of this chapter.

“Green Building Standards Code” means the most current version of the California Green Building Standards Code as adopted by the City.

“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.

“Noncovered project” means any construction, demolition, or renovation project that does not meet the thresholds set forth in Section [9.04.040](#) to qualify as a covered project.

“Recycling” means the process of collecting, sorting, cleansing, deconstructing, treating, and reconstituting materials that would otherwise be solid waste, and the return of those materials to the economic mainstream in the form of materials which meet the quality standards necessary to be used in the marketplace for new, reused, or reconstituted products.

“Renovation” means any change, addition, or modification in an existing structure that requires a building permit or demolition permit but does not include a project limited to interior plumbing work, electrical work or mechanical work.

“Reuse” means further or repeated use of construction or demolition debris.

“Salvage” means the controlled removal of construction or demolition debris from a permitted building or demolition site for the purpose of recycling, reuse, or storage for later recycling or reuse.

“Solid waste” means all putrescible and nonputrescible solid, semisolid, and liquid wastes, including, but not limited to, garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, construction and demolition debris, abandoned vehicles and parts thereof, discarded home and industrial appliances, recyclables, dewatered, treated, or chemically fixed sewage sludge which is not hazardous waste, manure, vegetable or animal solid and semisolid wastes, and other discarded solid and semisolid wastes.

“Tenant improvement” means a “project” involving structural or other modifications of an existing commercial structure resulting in the generation of construction and demolition debris.

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

“Waste diversion security deposit” means any cash, check, credit card, or certified check in a form acceptable to the City, submitted to the City as pursuant to Section [9.04.090](#) of this chapter. (Ord. 589 § 2, 2021; Ord. 562 § 3, 2019)

...

9.04.070 Diversion of construction and demolition debris.

A. For the purposes of this chapter, diversion of C&D debris may be achieved by any of the following methods:

1. On-site reuse;
2. Acceptance of the C&D debris by a certified recycling facility; or
3. Salvage, other donation, or reuse of the C&D debris acceptable to the Director.

B. Weighing of Wastes. Applicants for covered projects must make reasonable efforts to ensure that all C&D debris diverted or landfilled is measured and recorded using the most accurate method of measurement available. To the extent practical, all C&D debris must be weighed by measurement on scales in compliance with all regulatory requirements for accuracy and maintenance. If weighing is not practical due to small size or other considerations, a volumetric measurement must be used. For conversion of volumetric measurements to weight, the applicant must use the standardized conversion rate table approved by the City.

C. Asbestos Handling. Any covered project conducting demolition of 100 square feet or more, except for a project involving demolition activities on one single-family residence, must provide the City with an asbestos materials test report from a certified California State asbestos professional demonstrating that none of the materials to be demolished or disturbed contain asbestos in a concentration of one percent or higher. If asbestos containing materials are found, a certified asbestos abatement company must

remove the material(s) prior to the issuance of any building or demolition permit, and a final abatement report documenting all materials identified as asbestos containing materials have been properly removed and disposed as a condition of the building or demolition permit.

D. Water Quality Control. All construction and debris recycling activities must be conducted in a manner to comply with Chapter [9.06](#), Stormwater Management and Discharge Control, as amended from time to time. At a minimum this includes:

1. Any demolition, removal, crushing, movement or loading operations must be managed to prevent the discharge of dust or debris, and must, at a minimum, keep all materials covered and contained.
2. Any solid or liquid spills must be removed immediately.
3. All stockpiles must be covered and located away from concentrated flows of stormwater, drainage courses and inlets.
4. Materials that are not stockpiled must be stored off the ground and under cover.
5. Any materials containing, or that may reasonably be expected to contain hazardous materials, must be handled and stored in such a manner to prevent the release of hazardous materials.
6. Covers must be used on trucks transporting diverted waste. (Ord. 562 § 3, 2019)

...

9.04.110 Entitlement to refund of deposit.

A. No deposit for a covered project may be refunded unless the applicant completes the following requirements of this section to the satisfaction of the Director:

1. Requests a refund within 90 days after the final inspection date of the covered project for which the deposit was paid, or requests a refund prior to final inspection when:
 - a. The project has a master developer and multiple commercial and/or retail tenants constructing their own tenant improvements, or
 - b. The developer has completed construction of the project, except for the tenant improvements when the tenant improvements are the sole responsibility of the commercial and/or retail tenant; and

2. Submits a C&D debris recycling report that demonstrates compliance with this chapter.

B. The Director must authorize the refund of any diversion deposit that was erroneously paid or collected and when the permit application is withdrawn or cancelled before any work has begun. (Ord. 562 § 3, 2019)

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9.04.130 Appeals.

Appeals of a determination made by the Director must be made to the City Manager within 10 days after the date of the decision in accordance with Chapter [1.14](#), except as follows:

- A. The appeal is limited to the following issues:
 1. Whether the applicant is entitled to a refund pursuant to Section [9.04.110](#);
 2. Whether the applicant made a good faith effort to comply with the required percentage of diversion specified in the waste diversion form;
 3. In the case of a partial refund, the percentage of the deposit the Director authorizes; and
 4. Whether the project is covered or exempt from this chapter.
- B. The Director, has an opportunity to provide a written response to the applicant's appeal.
- C. The decision of the hearing officer is final. (Ord. 562 § 3, 2019)

REVISIONS TO TITLE 10, "VEHICLES AND TRAFFIC"

Chapter 10.02 GENERAL PROVISIONS

...

10.02.020 Definitions.

When the following terms are used in this title, they have the meaning set forth in this section. Whenever any words or phrases used in this title are not defined in this section, the definitions set forth in the [Vehicle Code](#), if any, apply.

"Alley" means any highway with a width of 20 feet or less and without a sidewalk or sidewalks

"Bus loading zone" means the space adjacent to a curb or edge of a roadway reserved for the exclusive use of busses during loading and unloading of passengers.

"City Traffic Engineer" means the person charged with overseeing traffic engineering in the City.

"Crosswalk" is either:

1. That portion of a roadway ordinarily included within the prolongation or connection of the boundary lines of sidewalks at intersections where the intersecting roadways meet at approximately right angles, except the prolongation of any such lines from an alley across a street;
2. Any portion of a roadway distinctly indicated for pedestrian crossing by lines or other markings on the surface.

"Curb return" means the curved section of a curb at an intersection that connects two straight sections of curbs.

"Department of Transportation" means the Department of Transportation of the State of California.

"Director" means the Director of Engineering of the City of Santee and any subsequent title for this department head, or designee. In the event that this position is vacant or eliminated by the City, the Director shall be the City Manager or designee.

"Dockless vehicle" means those means of shared transportation, not otherwise regulated by the State of California, the County of San Diego, or a regional transit operator, in which the operating company leases vehicles for use in the City, but does not have a physical dispatching location within the City.

"Highway" means the entire width between boundary lines of every way set apart for public travel when any part thereof is open to the use of the public for purposes of vehicular travel.

“Holidays” are New Year’s Day, Martin Luther King Jr. Day, Presidents Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, the day after Thanksgiving Day, the day before Christmas Day and Christmas Day.

“Intersection” means the area within the prolongation of the lateral curb lines, or, if none, then the lateral boundary lines of the roadways, of two highways which join one another at approximately right angles or the area within which vehicles traveling upon different highways joining at any other angle may come in conflict.

“Loading zone” means the space adjacent to a curb or edge of a roadway reserved for the exclusive use of vehicles during the loading or unloading of passengers or materials.

“Local delivery route” means streets to be used by trucks and commercial vehicles as direct routes for the purpose of accessing restricted streets or locations necessary for making pickups or deliveries of goods, wares and merchandise from or to any building or structure located within the City or for delivering materials to be used in the actual and bona fide repair, alteration, remodeling or construction of any building or structure within the City for which a building permit has previously been obtained or for vehicles owned, leased, operated or controlled by any licensed contractor or public utility while necessarily in use in the construction, maintenance or repair of any public works project or public utility within the City.

“Passenger loading zone” means the space adjacent to a curb or edge of a roadway reserved for the exclusive use of vehicles during the loading or unloading of passengers.

“Official traffic-control devices” mean all signs, signals, markings and devices not inconsistent with this title placed or erected by authority of a public body or official having jurisdiction for the purpose of regulating, warning or guiding traffic.

“Official traffic signals” mean any device, whether manually, electrically or mechanically operated, by which traffic is alternately directed to stop and proceed, and which is erected by authority of a public body or official having jurisdiction.

“Park” means to stand or leave standing any vehicle, occupied or not, except while actually engaged in loading or unloading passengers or materials.

“Pedestrian” means any person on foot.

“Recreational vehicle” has the same meaning as defined in the zoning code.

“Restricted streets” means those streets and portions of streets which are not designated and established as local delivery routes and are to be used only for direct access to specific addresses or locations.

“Safety zone” means that portion of a roadway reserved for the exclusive use of pedestrians, marked and designated as provided in this title.

“Sidewalk” means that portion of the highway, other than the roadway, set apart by curbs, barriers, markings, or other delineation for pedestrian travel.

“Stop or stand.”

1. The word “stop” means the complete cessation of movement.
2. The words “stop or stand” mean any stopping, or standing of a vehicle, whether occupied or not, except where necessary to avoid conflict with other traffic or in compliance with the directions of a police officer or official traffic-control device.

“Street” means a City road, State highway, public road, street, or alley, or a private thoroughfare not less than 10 feet in width connecting with a City road, State highway, public road, street or alley, which affords primary access to an abutting lot. Street includes highway.

“Truck” or “commercial vehicle” means any vehicle other than emergency vehicles and buses having three or more axles or measuring 36 feet or longer in overall length, including truck and load, and in excess of 14,000 pounds.

“Vehicle” means every device or animal by which any person or property is or may be transported or drawn on a street or highway, excepting devices moved by human power or used exclusively upon rails.

“[Vehicle Code](#)” means the [Vehicle Code](#) of the State of California. (Ord. 563 § 3, 2019)

Chapter 10.10 STOPPING, STANDING AND PARKING

10.10.300 Stopping and parking zones.

A. It is unlawful for any person to fail to comply with the regulations applicable to the following zones as established by City Council and marked with signs or by the zone color on the top or side of all curbs within such zones:

1. Red means no stopping, standing, or parking at any time except as permitted by the [Vehicle Code](#), and except that a bus may stop in a red zone marked or sign posted as a bus zone;
2. Yellow means no stopping, standing or parking at any time between 7:00 a.m. and 6:00 p.m. of any day except Sundays and holidays for any purpose other than the loading or unloading of passengers or materials, provided that the loading or unloading of passengers must not consume more than three minutes and the loading or unloading of materials must not consume more than 20 minutes;

3. White means no stopping, standing, or parking for any purpose other than loading or unloading of passengers for a time not to exceed three minutes between 7:00 a.m. and 6:00 p.m. of any day except Sundays and holidays as follows:
 - a. When a white zone is in front of a hotel, the restrictions apply at all times,
 - b. When a white zone is in front of a theater, the restrictions apply at all times when the theater is open,
 - c. For the purpose of depositing mail in an adjacent mailbox;
4. Green means no standing or parking for longer than 20 minutes at any time between 7:00 a.m. and 6:00 p.m. of any day except Sundays and holidays;
5. Blue means parking limited exclusively to the vehicles with a valid disabled placard or disabled license plate.

B. When there are no curbs, zones are indicated by installing signs giving notice of the zone and its regulations.

C. Standing in Any Alley. It is unlawful for any person to stop, stand or park a vehicle in an alley for any purpose other than the loading or unloading of persons or materials in the alley.

D. Bus Loading Zone. It is unlawful for any person to stop, stand, or park any vehicle except a bus in a bus loading zone.

It is unlawful for any person to stop, stand, or park a vehicle adjacent to any legible curb markings or adjacent to the side of any roadway with a sign indicating an established zone, in violation of any of the regulations applicable to that zone. (Ord. 563 § 3, 2019)

Chapter 10.24 ABANDONED VEHICLES

10.24.150 Administration and enforcement.

Except as otherwise provided herein, the Director of Planning and Building is authorized to administer this chapter. The Director and the Director's officer, deputies, assistants, employees, and agents may enter upon private or public property to examine a vehicle or parts thereof, or obtain information as to the identity of a vehicle and to remove or cause the removal of a vehicle or part thereof declared to be a nuisance pursuant to this chapter. (Ord. 563 § 3, 2019)

REVISIONS TO TITLE 11, “BUILDINGS AND CONSTRUCTION”

Chapter 11.01 DEFINITIONS

11.01.010 Definitions.

For purposes of this title:

“City Engineer” means the Director or the person appointed by the City Manager or Director to fulfill the functions of City Engineer required by law, this code, or assigned by City Council, City Manager, or Director.

“Director” means the Director of Engineering of the City of Santee and any subsequent title for this department head, or designee. In the event that this position is vacant or eliminated by the City, the Director shall be the City Manager or designee. . (Ord. 564 § 3, 2019)

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Chapter 11.24 CONSTRUCTION AND IMPROVEMENT STANDARDS

11.24.100 Undergrounding of utilities—Required.

All new and all existing overhead utilities within the boundaries of the project and within the half street abutting the project must be placed underground at the applicant’s expense except as indicated below. Undergrounding of electrical lines of 69 kv or greater will not be required.

A. Exemptions – Undergrounding of existing utilities or conduit installation for future undergrounding.

The following instances are exempt from the requirement to undergrounding existing utilities and payment of an in lieu cash deposit for existing overhead services.

1. Where the value of the building improvement is less than 25% of the current market value of all buildings on the lot in consideration;
2. Any unit or development which has 100 feet or less frontage that includes overhead utilities;
3. Single-family dwelling replacements when the existing residential unit has been completely removed from the lot in a built-out neighborhood, and there are no plans for overhead facilities to be undergrounded in the foreseeable future.

B. Exemptions – Undergrounding requirement for existing utilities limited to the installation of conduit for future undergrounding and no payment of an in-lieu fee.

At the discretion of the City Council, the undergrounding requirement may be limited to placement of conduit for future undergrounding of utilities only and not include a requirement for the payment of an in-lieu fee in the following situations:

1. Single-family dwellings in an area where most utilities have been undergrounded, but the value of the building improvement is less than 50% of the current market value of all buildings on the lot; and
2. Where the length of frontage to be under-grounded is less than 200 feet but more than 100 feet.

C. Exemption – Undergrounding requirement is subject to the installation of conduit for future undergrounding and an In-Lieu Cash Deposit for existing facilities.

Projects that do not meet all of the above exemptions and where the City Engineer determines, in his or her sole discretion, that undergrounding of a portion of, or all utilities is impractical, the undergrounding improvements may be deferred and the condition met by installing conduit sized for future undergrounding plus the payment of an in-lieu cash deposit collected by the City in the amount equal to the estimated cost of undergrounding of such utilities.

D. Utilities that serve properties outside the project boundaries only and that are not adjacent to the property line are exempt from undergrounding requirements, the payment of an in lieu fee, and or the installation of conduit for future use:

E. Deferment/Waivers.

In exceptional circumstances the property owner may request that the City defer/waive the requirement to underground utilities. The City Council will conduct a public hearing and allow the applicant to present evidence supporting deferment/waiver. The owner/applicant must provide the following with the application for a public hearing:

1. A fee in the amount established by resolution of the City Council to cover the cost of the public hearing;
2. A letter detailing the extenuating circumstances supporting a deferment/waiver;
3. Written, itemized cost estimates for undergrounding from the appropriate utility companies or an undergrounding consultant;
4. A plat map, prepared on 11-inch by 17-inch paper, showing size and location of all utility lines and facilities on-site and adjacent to the site;
5. Electronic images of all utility lines involved in the request for deferment/waiver.

If the Council elects to defer the undergrounding requirement, the applicant must enter into an agreement with the City to accept the establishment of an undergrounding district at a future date and waiving the right to protest against such a district. The agreement must be binding on the heirs, successors, and assigns of the property owner, and must be recorded against the property. (Ord. 564 § 3, 2019)

Chapter 11.28 HOUSING REGULATIONS

11.28.010 Authority.

The Planning and Building Department has and is authorized to exercise the power and authority granted the Building Department by Section 17951 of the [Health and Safety Code](#). (Ord. 564 § 3, 2019)

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Chapter 11.36 FLOOD DAMAGE PREVENTION

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11.36.130 Designation of Floodplain Administrator.

The Director of Engineering is appointed to administer and implement this chapter by granting or denying development permit applications in accordance with its provisions. (Ord. 564 § 3, 2019)

Chapter 11.40 EXCAVATION AND GRADING

...

11.40.050 Definitions.

In this chapter the following definitions apply:

“Approval” means a written professional opinion by the responsible principal of record concerning the satisfactory progress and completion of the work under his or her purview unless it specifically refers to the City Engineer.

“Approved plans” means the most current grading plans which bear the signature or stamp of approval of the City Engineer.

“Archaeologist” means a person who does scientific study of material remains of past human life and activity.

“As-graded” means the surface and subsurface conditions and configuration upon completion of grading.

“Bedrock” means in-place solid rock.

“Bench” means a relatively level step excavated into earth material on which fill is to be placed.

“Borrow” means earth material acquired from an off-site location for use in grading on a site.

“Borrow pit” means premises from which soil, sand, gravel, decomposed granite or rock are removed for any purpose.

“Borrow pitting” means excavation created by the surface mining of rock, unconsolidated geological deposits, or soil to provide material (borrow) for fill elsewhere.

“Building pad” means that portion of an embankment and/or excavation contained within an area bounded by a line five feet outside the foundation footing for a building.

“Building site” means that portion of an embankment and/or excavation containing the building pad(s) and lying within an area bounded by the top of slopes and/or toe of slopes within the lot or parcel.

“Certify” or “certification” means a signed written statement that the specific inspections and tests required have been performed and that the works comply with the applicable requirements of this chapter, the plans and the permit.

“City Engineer” means the Director or the person appointed by the City Manager or Director to fulfill the functions of City Engineer required by law, this code, or assigned by City Council, City Manager, or Director

“Civil engineer” means a professional engineer registered in the State to practice in the field of civil engineering.

“Civil engineering” means the application of the knowledge of the forces of nature, principles of mechanics, and the properties of materials for evaluation, design and construction of civil works for the beneficial uses of the population.

“Clearing” and “brushing” means the removal of vegetation (grass, brush, trees and similar plant types) above the natural surface of the ground.

“Compaction” means densification of a soil or rock fill by mechanical or other acceptable procedures.

“Contour grading” means grading which creates, or results in, land surfaces which reflect the pre-graded natural terrain or that simulates natural terrain, i.e., rounded nonplanar surfaces and rounded, nonangular intersections between surfaces.

“Contractor” means a contractor licensed by the State to do work under this chapter. A contractor may be authorized to act for a property owner in doing such work.

“Department” means the Engineering Department of the City of Santee and any subsequent title for this department.

“Design and development standards” means the standards published by the City for land development activities, which standards may be published in a single document, or a combination of documents, and may be updated as needed to comply with industry practice or changes in the law.

“Director” means the Director of Engineering of the City of Santee and any subsequent title for this department head, or designee. In the event that this position is vacant or eliminated by the City, the Director shall be the City Manager or designee.

“Earth material” means any rock, natural soil, or fill and/or any combination thereof.

“Embankment” or “fill” is any act by which earth, land, gravel, rock, or any other material is deposited, placed, pushed, dumped, pulled, transported or moved to a new location and the condition resulting therefrom.

“Engineering geologic report” means a report prepared under the supervision of an engineering geologist providing a geological map of a site, information on geologic measurements and exploration performed on the site and surrounding area and, providing recommendations for remedial measures necessary to provide a geologically stable site for its intended use.

“Engineering geologist” means a certified engineering geologist, registered by the State to practice engineering geology.

“Engineering geology” means the application of geologic knowledge and principles in the investigation and evaluation of naturally occurring rock and soil for use in the design of civil work.

“Erosion” means the process by which the ground surface is worn away by the action of water or wind.

“Erosion control system” means any combination of desilting facilities, retarding basins, and erosion protection, including effective planting and the maintenance thereof, to protect adjacent private property, watercourses, public facilities and receiving waters from the deposition of sediment or dust.

“Expansive soil” means any soil with an expansion index greater than 20, as determined by the Expansive Soil Index Tests (UBC Std. 29-32).

“Exploration” or “prospecting” means the search for minerals by geological, geophysical, geochemical or other techniques, including, but not limited to, sampling, assaying, drilling, or any surface or underground works needed to determine the type, extent or quantity of minerals present.

“Excavation” or “cut” means any earth, sand, gravel, rock or other similar material which is cut into, dug, quarried, uncovered, removed, displaced, relocated, or bulldozed by people and the conditions resulting therefrom.

“Fault” means a fracture in the earth’s crust along which movement has occurred. An active fault is one that exhibits separation in historic time or along which separation of Holocene deposits can be demonstrated. If Holocene deposits are not offset, but numerous epicenters have been recorded on or in close proximity to the fault, a classification of active may be used.

Fill, Nonstructural. “Nonstructural fill” means any embankment on which no soil testing was performed or no compaction reports or other soil reports were prepared or submitted.

“Geologic hazard” means any geologic feature capable of producing structural damage or physical injury. Geologic hazards include:

1. Landslides and potential slope instabilities resulting from bedding faults, weak claystone beds, and oversteepened slopes;
2. Deposits potentially subject to liquefaction, seismically-induced settlement, severe ground shaking, surface rupture, debris flows, or rock falls resulting from fault activity;
3. Deposits subject to seepage conditions or high groundwater table.

“Geotechnical report” means a report which contains all appropriate soil engineering, geologic, geohydrologic, and seismic information, evaluation, recommendations and findings. This type of report combines both engineering geology and soil engineering reports.

“Grade” means the elevation and cross-sections established for the finished surface. All grades must be based upon the official datum of the City.

“Grading” means any excavating or filling or combination thereof.

“Grading permit” means a permit issued pursuant to this chapter.

“Grubbing” means the removal of roots and stumps.

“Key” means a designed compacted fill placed in a trench excavated in earth material beneath the toe of a proposed fill slope.

“Land development” means making excavations and embankments on private property and the construction of slopes, drainage structures, fences and other facilities incidental thereto.

“Landscape architect” means a landscape architect, registered by the State, who performs professional work in physical land planning and integrated land development, including the design of landscape planting programs.

“Landslide” means the downward and outward movement of soil, sand, gravel, rock or fill or a combination thereof.

“Mined lands” includes the surface, subsurface and groundwater of an area in which surface mining operations will be, are being or have been conducted, including private ways and roads appurtenant to any such area, land excavations, workings, mining waste, and areas in which structures, facilities, equipment, machines, tools, or other materials or property which result from, or are used in, surface mining operations are located.

“Minerals” are any naturally occurring chemical element or compound, or groups of elements and compounds, formed from inorganic processes and organic substances, including, but not limited to aggregate, coal, peat, and bituminous rock, but excluding geothermal resources, natural gas and petroleum.

“Mining waste” includes the residuals of soil, rock, mineral, liquid, vegetation, equipment, machines, tools or other material or property directly resulting from or displaced by, surface mining operations.

“Natural terrain” means the lay of the land prior to any grading.

“On-site construction” means those earth material moving activities (such as excavation, grading, compaction, and the creation of fills and embankments) which are required to prepare a site for construction of structures, landscaping, or other land improvements if resultant excavations, fills, grades, or embankments are beneficially modified by such construction of structures, landscaping or other land improvements. Excavations, fills, grades or embankments that of themselves constitute engineered works such as dams, road cuts, fills, catchment basins, or levees are not considered to be surface mining operations. Earth material moving activities in areas either on or off-site where the results are modified by construction of structures, landscaping or other land improvements, and that do not of themselves consist of land improvements, and that do not of themselves consist of engineered works are deemed to be surface mining operations unless exempted under the Surface Mining and Reclamation Act.

“Operator” means any person who is engaged in grading operations him or herself, or who contracts with others to conduct operations on his or her behalf.

“Overburden” means soil, rock or other materials that lie above a natural deposit or in between deposits, before or after their removal.

“Owner” means any person, agency, firm or corporation having a legal, possessory or equitable interest in a given piece of real property.

“Paleontologist” means a person who holds an advanced degree, who is affiliated with a recognized institution such as a museum or university and who is actively engaged in the research of prehistoric life through the study of plant and animal fossils.

“Paving” means all paving related operations such as surfacing, resurfacing, curbs, gutters, sidewalks, and ramps or as otherwise described within the City’s Best Management Practices Design Manual, Priority Development Categories.

“Permittee” means any person to whom a permit is issued pursuant to this chapter.

“Planning Director” means the Director of Planning and Building of the City of Santee or and any subsequent title for this department head, or designee. In the event that this position is vacant or eliminated by the City, the Director shall be the City Manager or designee.

“Preliminary soil engineering report,” also referred to as “preliminary geotechnical investigation report” means a report prepared under the responsible supervision of a soil engineer which includes preliminary information concerning engineering properties of soil and rock on a site prior to grading, describing locations of these materials and providing recommendations for preparation of the site for its intended use.

“Premises” means contiguous property in the same ownership.

“Private engineer” means a civil engineer registered by the State. A private engineer may be authorized to act for a property owner in doing work covered by this chapter.

“Property owner” means the owner, subdivider or developer of real property which will be benefited by the proposed land development work.

Property, Public. “Public property” means property owned in fee by the City, or dedicated for public use.

“Public interest slope” means any manufactured slope which meets any one of the following criteria:

1. A vertical height in excess of 15 feet;
2. A vertical height in excess of five feet located on the exterior of a subdivision and exposed to view from any point outside the subdivision;
3. A vertical height in excess of five feet which will be visible after completion of the buildings to be placed on the subject graded area from any circulation element road, from any existing or proposed public buildings, public facility, or publicly used property, from any private property two streets or more away from the slope in question or from any private homes existing at the time of creation of the slope;
4. Any slope in the hillside overlay zone.

“Publicly used property” means property that is used frequently by persons other than the residents and/or owners.

“Public rights-of-way” means public easements or dedications for streets, alleys, drainageways and/or other uses.

“Reclamation” means the process of land treatment that minimizes water degradation, air pollution, damage to aquatic or wildlife habitat, flooding, erosion and other adverse effects from surface mining operations, including adverse surface effects incidental to underground mines, so that mined lands are reclaimed to a usable condition which is readily adaptable for alternate land uses and create no danger to public health and safety, and is consistent with the General Plan, zoning ordinance and applicable specific plans. The process may extend to affected land and surrounding mined lands, and may require backfilling, grading, resoiling, revegetation, soil compaction, stabilization or other measures.

“Relative compaction” means the in-place dry density (determined by ASTM D1556, or other City Engineer approved equal) expressed as a percentage of the maximum dry density (determined by ASTM D1557, or other City Engineer approved equal).

“Retaining wall” means a wall designed to resist the lateral displacement of soil or other materials.

“Rough grading” means the condition where ground surface approximately conforms to the design grade, generally within 0.1 feet, and all compaction of fills and embankments have been performed to the specifications required by the soil engineer.

“Slope” means the inclined exposed surface of a fill, excavation of natural terrain.

“Soil” means earth material of whatever origin, overlying bedrock and may include the decomposed zone of bedrock which can be readily excavated by mechanical equipment.

“Soil engineer” means a registered civil engineer who holds a valid authorization to use the title “soil engineer” as provided in Section 6736.1 of the California [Business and Professions Code](#). The terms “geotechnical engineer,” “soils engineer” and “soil and foundation engineer” are deemed to be synonymous with the term “soil engineer.”

“Soil engineering” means the application of the principles of soil mechanics in the investigation, evaluation and design of civil works involving the use of earth materials and the inspection and testing of the construction thereof.

“Soil engineering report” means a report prepared under the responsible supervision of a soil engineer which includes information on site preparation, slope heights and gradients, compaction of fills placed, placement of rock, treatment of expansive soils, providing recommendations for structural design and approving the site for its intended use.

“Stockpile” means a temporary, uncompacted fill or embankment placed by artificial means, which is designated or intended to be moved, or relocated at a later date.

“Subdivider” means a person, firm, corporation, partnership or association who causes land to be divided into one or more lots or parcels for him or herself or others as defined by those sections of the [Government Code](#) known as the Subdivision Map Act.

“Substantial conformance” means grading that conforms to Section [11.40.390](#) of this chapter.

“Suitable material” means any soil or earth material which, under the criteria of this chapter or under the criteria of an approved geotechnical report, is suitable for use as fill or for other intended purposes.

“Surface mining operations” means all or any part of the process involved in the mining of minerals on mined lands by removing overburden and mining directly from the mineral deposits, open-pit mining of minerals naturally exposed, mining by the auger method, dredging and quarrying, or surface work incident to an underground mine. Surface mining operations include, but are not limited to:

1. Borrow pitting, streambed skimming, segregation, and stockpiling of mined materials;
2. In-place distillation, retorting or leaching;
3. The production and disposal of mining wastes;
4. Prospecting and exploratory activities.

“Terrace” means a relatively level step constructed in the face of a graded slope surface for drainage and maintenance purposes.

“Unsuitable materials” means any soil or earth material having properties or characteristics which, under the criteria of this chapter or under the criteria contained in any approved geotechnical report, make it unsuitable for use as fill or for any other intended use. These properties or characteristics include, but are not limited to, organic content of the material exceeding three percent, rock diameters exceeding eight inches, the presence of concrete or asphalt, or the presence of expansive soils within three feet of finish grade of any area intended or designed as a location for a building. (Ord. 564 § 3, 2019)

...

11.40.105 Designated exceptions.

The following grading activities are exempt from the requirement to obtain a grading permit under the provisions of this chapter:

- A. Depositing materials in any disposal area operated by or licensed by the City or the County.

B. Grading which meets all of the following limitations:

1. Is on a single legal lot or contiguous ownership;
2. Involves the movement of not more than 200 cubic yards of earth;
3. The cut in the cut area and/or the fill in the fill area, at their deepest points, do not exceed a depth of five feet in vertical depth measured from the original ground;
4. The fill is not intended to support structures;
5. The finished cut and/or fill slopes are not steeper than two horizontal to one vertical (2:1);
6. The finished grading does not alter the drainage patterns either upstream or downstream from the grading;
7. None of the fill is placed on existing ground having a slope steeper than five horizontal to one vertical (5:1), which is a 20% slope;
8. None of the grading is closer than five feet to adjacent parcel; and
9. The finished slopes are protected from erosion and the downstream properties are protected from siltation resulting from the grading.

C. Any of the following, if authorized by a valid building permit approved and issued by the Planning Director and provided that any embankment constructed with the excess material from the excavation is disposed of under an approved grading permit or on site without creating embankments more than five feet in unsupported height:

1. Excavation below finish grade for basements;
2. Footings or foundations for buildings, manufactured homes, retaining walls or other structures;
3. Swimming pools, septic tanks, leach lines, or other subsurface structures or facilities.

D. When approved by the City Engineer, exploratory excavations under the direction of a soil engineer, archaeologist, paleontologist or engineering geologist. Such excavations must be properly backfilled and compacted or otherwise restored to the satisfaction of the City Engineer. No stockpiling greater than needed for exploration will be permitted, No trucking, general placement or removal of rock or soil shall be allowed during exploratory excavations.

E. When approved by the City Engineer, excavation for the sole purpose of recompaction as specified or recommended by an approved soils report.

F. Grading for which inspection is provided by the City and which is done by a developer or contractor pursuant to City-approved improvement plans within public rights-of-way and adjacent slope rights areas independent of adjacent land development work, or grading done pursuant to a permit for excavation in public streets.

G. Except as provided in the following subsections, clearing and brushing when directed by the Fire Chief to mitigate a fire hazard, with the concurrence of the Planning Director that such clearing and brushing will not cause significant damage to any rare, endangered or protected species of plant or wildlife or cause any significant damage to any habitat of any rare, endangered or protected species of wildlife. The exemptions in this section do not apply to clearing, grubbing, brushing or grading when:

1. Grading will occur in or physically impact designated or dedicated open space or environmentally sensitive areas designated in the General Plan or shown on any approved specific plan;
2. Grading will occur in any waterway or wetland, stream, river, channel, pond, lake, marsh, bog, lagoon, vernal pool or riparian habitat;
3. Grading will occur in any floodway or floodplain as shown on the San Diego County floodplain maps or on City revised maps;
4. Grading will occur in any officially mapped area in high geologic risk zone (Zone "C" and "D") as defined by the geotechnical/seismic study for the General Plan;
5. Grading will occur in the hillside overlay district; or
6. Grading will occur in any other sensitive areas such as archaeological sites, historical sites or burial grounds.

H. Paving related activity disturbing less than 5,000 square feet. (Ord. 564 § 3, 2019)

11.40.110 Permit applications.

A. The owner, or owner's authorized agent, of any property that requires a grading permit under this chapter must sign and submit a grading permit application on a form approved by the City Engineer.

B. A separate grading permit application is required for each grading permit.

C. A complete grading permit must include following items, unless otherwise waived or specified by the City Engineer, or this chapter:

1. Grading plan pursuant to Section [11.40.120](#);
2. Separate plot plan pursuant to Section [11.40.125](#);
3. Preliminary soil engineering report pursuant to Section [11.40.130](#);
4. Landscape and irrigation plans (may be submitted with the second plan check submittal) pursuant to Section [11.40.135](#);
5. Erosion control plans, if required by Section [11.40.140](#);
6. Drainage study;
7. Haul route, including source of borrow or disposal;
8. Grading plan check fee pursuant to Sections [11.40.215](#) and [11.40.220](#);
9. Soil engineering report review fee pursuant to Section [11.40.225](#);
10. Deposit for independent third party review of soil report, if required, pursuant to Section [11.40.225](#);
11. Inspection fees (may be paid at any time prior to issuance of permit) pursuant to Section [11.40.230](#);
12. Proof of legal lot (may be waived by the City Engineer if grading is pursuant to an approved tentative map or zoning permit);
13. Computer graphics of existing and graded conditions, and/or other displays;
14. Plans, specifications and other supplemental data, as specified in this chapter, the design and development manual and the subdivision ordinance.

D. A complete grading permit application must be submitted for City review and approval along with the following items:

1. Paving related activity disturbing more than 5,000 square feet requires a paving plan demonstrating the proposed paving will not alter the existing drainage conditions of the site, redirect drainage onto another property where it did not previously occur, or will comply with all City requirements related to alterations of drainage conditions. All paving operations that will

include the installation of new pavement, the removal and replacement of existing pavement or a combination of the two totaling more than 5,000 square feet require prior approval of a grading site plan that shows existing and proposed drainage paths and compliance with the City of Santee BMP design manual.

2. Grading plans.
3. Stormwater intake form.
4. Priority development or standard development stormwater quality management plan (as determined by completing the stormwater intake form).
5. Schedule for work.
6. Best management practices plan sheet.
7. Engineer's estimate.

E. The City Engineer may require additional data or information, eliminate, or modify any of the above requirements, including those items in Section [11.40.115](#).

F. Any change in application requirements or applicable fees that is effective before a grading permit is issued applies to any pending application for a grading permit under the following conditions:

1. A change of policy or direction by the City Council;
2. A change in the applicable laws, including the grading ordinance or fee schedule approved by the City Council;
3. Discovery that the plans, application, or fees violate or do not meet existing laws, ordinances, or policies or conform to the requirements of other permits or approvals, such as zoning permits or subdivision maps;
4. Discovery of any design defect, soil or geologic hazard, or any other fact or item which, if left unchanged, could cause damage, harm or hazard to public or private properties, or to life, limb or the general public's safety or welfare.

If, as a result of discoveries described in subdivisions 3 and 4 of this subsection, changes are directed, the application expiration date will be extended for 30 days, or for such other time as the City Engineer grants to accomplish all required changes.

G. The time limits set out in this section apply to all grading plans and applications. (Ord. 564 § 3, 2019)

...

11.40.120 Grading and paving plan requirements.

A. Grading and paving plans required by this chapter must be prepared and submitted with the grading permit application in accordance with the design and development standards approved by the City Engineer and available from the Department.

B. All grading and paving plans must be signed by a registered civil engineer and by the soil engineer. The City Engineer may waive this requirement when the proposed grading or paving is on a single lot or parcel not proposed for further subdivision and, in the opinion of the City Engineer, the proposed grading entails no hazard to any adjacent property, does not necessitate construction of extensive drainage structures or erosion control facilities, and does not interfere in any way with existing natural or improved drainage courses or channels.

C. In addition to any other grounds for stopping work provided by law or set forth in this code, the City Engineer may stop work and require amendment or change of approved grading, paving, erosion control or landscape and irrigation plans for any of the following reasons:

1. Extension or renewal of the grading permits;
2. Changes have been made in the actual work which are not reflected on the approved plans;
3. The scope or quantity of grading or paving has been changed;
4. Construction, traffic, drainage, soil, geologic, public safety or environmental problems not considered, known, or evident at the time of permit issuance or plan approval become evident. (Ord. 564 § 3, 2019)

...

11.40.130 Preliminary soil engineering and geology reports.

A. Three copies of a preliminary soils engineering report required by this chapter must be submitted with the application for a grading permit. Each soil engineering report must be prepared by a soil engineer and contain all information applicable to the project in accordance with generally accepted geotechnical engineering practice. The preliminary soil engineering report must include the following, at a minimum:

1. Information and data regarding the nature, distribution, and the physical and chemical properties of existing soils;
2. Location of faults as defined by a registered geologist or certified engineering geologist;
3. Conclusions as to the adequacy of the site for the proposed grading;
4. Recommendations for general and corrective grading procedures;
5. Foundation design criteria;
6. Slope gradient, height and benching, or terracing recommendations;
7. The potential for groundwater and seepage conditions and procedures for mitigation of the groundwater-related problems;
8. For all slopes in the Friars Formation, regardless of the slope ratio, a slope stability analyses and a written statement indicating acceptable slope stability;
9. Other recommendations, as necessary, commensurate with the project grading and development.

B. The soil engineer and engineering geologist should refer to Safety Element of the Santee General Plan and any modification, amendment, or reissuance in preparing the reports required by this section.

C. Recommendations contained in the approved reports become part of and are incorporated into the grading plans and specifications and become conditions of the grading permit.

D. Preliminary geological investigations and reports are required for all land development projects designated as Group IV or Group III, except those Group III projects located in Zone "A" as per the Seismic Hazards and Study Areas Map (for which a geological reconnaissance will be required), as outlined in Table 8.1 of the City General Plan. This requirement may be extended to adjacent properties where known or reasonably inferred instability may adversely affect the property. The preliminary geological investigation report must include the following at a minimum:

1. A comprehensive description of the site topography and geology including, where necessary, a geology map;
2. A statement as to the adequacy of the proposed development from an engineering geologic standpoint;

3. A statement as to the extent that known or reasonably inferred stability on adjacent properties may adversely affect the project;
4. A description of the field investigation and findings;
5. Conclusions regarding the effects geologic conditions will have on the proposed development;
6. Specific recommendations for plan modification, corrective grading and/or special techniques and systems to facilitate a safe and stable development;
7. Provide other recommendations, as necessary, commensurate with the project grading and development.

E. The preliminary geological investigation report may be combined with the preliminary soils engineering report.

F. A seismicity study and report is required for all land development projects designated as Group IV and for those designated as Group III and located in Zones “C” and “D” as per the Seismic Hazards and Study Areas Map, of the City General Plan. The report must be prepared by an engineering geologist or a soil engineer with expertise in earthquake technology and its application to buildings and other civil engineering works. The seismic report may be combined with the soil and geologic investigation reports. (Ord. 564 § 3, 2019)

...

11.40.145 Application coordination—Multi-departmental cooperation.

When the nature of work proposed in a grading permit application falls within the requirements of, or affects the operation of, multiple City departments, the recommendations of those departments should be considered in determining the disposition of the application. The ultimate determination shall be made by the City Engineer. (Ord. 564 § 3, 2019)

...

11.40.175 Nonstructural fills.

A. Except for temporary stockpiles that have been permitted by the prior written approval of the City Engineer, all nonstructural (uncompacted) fills are prohibited unless specifically authorized by the City Engineer and Planning Director.

B. Applications for grading permits involving nonstructural fills must be accompanied by an agreement for development of nonstructural fills signed by the property owner and containing the following provisions:

1. The development work must be designated as nonstructural fill and must be constructed in accordance with grading plans approved by the City Engineer;
2. The owner acknowledges that as a nonstructural fill, the site is not eligible for a building permit until, subject to the review and approval of the City Engineer, a soils investigation report, additional geotechnical reports in accordance with Section [11.40.130](#), and any other pertinent information as deemed necessary by the City Engineer, have been submitted and approved by the City;
3. The land development work must be done and maintained in a safe, sanitary and nonnuisance condition at the sole cost, risk and responsibility of the owner and the owner's successors in interest, who must hold the City harmless with respect thereto;
4. Other provisions that, in the opinion of the City Attorney and the City Engineer, afford protection to the property owner and the City.

C. The agreement for nonstructural fills must be presented to the City Council for approval, and if approved, the agreement or notice of the agreement must be recorded in the office of the County Recorder. The notice must remain in effect until release of the agreement is filed by the City Engineer. If the County Recorder refuses to record notice of the agreement against the property, such agreement becomes void. (Ord. 564 § 3, 2019)

...

11.40.235 Work commenced before permit issuance—Fee.

A. In addition to any penalty for violation of this code and in addition to the fees required in this chapter, a separate fee, in an amount established by resolution of the City Council, but in no case less than \$500.00, is required for any work commenced prior to obtaining a permit required by this chapter.

B. Payment of such fee does not relieve any person from any liability for failing to comply with this chapter. The fee prescribed in this section is not a penalty but defrays the expense of enforcement of the provisions of this chapter and may be assessed for each violation cited. (Ord. 564 § 3, 2019)

C. Upon written notification to the property owner of the record that work has been commenced prior to obtaining a permit required by this chapter, all work shall cease and the owner must contact the Code Enforcement Division within 10 days of receipt of the notification and inform the Code Enforcement Division of which of the following options the owner will be pursuing. The property owner shall comply with one of the following

options within 30 days of the date of the notification and prior to re-commencing work, or be subject to increased fines and penalties pursuant to Chapter 1.08:

1. Show a valid permit with approved plans covering the scope of work in question.
2. Pay the fee described in Subsection A, and engage with a licensed professional civil engineer to act as Engineer of Record (EOR) to prepare plans, details and calculations for the work that has started and or is proposed. The proposed work must meet City of Santee standards, be in conformance with our municipal code and be to the satisfaction of the City Engineer. The owner shall also pay all applicable plan check fees, obtain the necessary permit(s), and remove all of the work performed without the benefit of City inspection. This includes but is not limited to concrete work, leveling pads, buried drainage, facilities, pipes, gravel, reinforcement, grids and or as deemed necessary with the City Engineer. The EOR shall provide an "as built" certification letter certifying the work has been completed and to EOR's satisfaction in accordance with the approved plans. This matter will be considered closed only after the City of Santee has accepted the aforementioned as complete.
3. Pay the fee described in Subsection A, and prepare or engage with a design professional/draftsperson to prepare plans and details for the proposed work. The proposed work must meet existing City of Santee approved standards, be in conformance with the Code and be to the satisfaction of the City Engineer. In addition, the property owner must pay plan check and inspection fees and obtain the necessary permit(s). . Perform the work in accordance with the approved plans and obtain inspection approval from the City as required by the plans. The work shall be completed within the time limits specified on a valid permit(s). This matter will be considered closed only after the City of Santee has accepted the aforementioned as complete.
4. With the prior written permission of the City Engineer, the owner may choose to remove all of the work performed without the benefit of City inspection. This includes but is not limited to concrete work, leveling pads, buried drainage, facilities, pipes, gravel, reinforcement, grids and or as deemed necessary by the City Engineer. The owner must restore the area to pre-construction activity conditions or better to the satisfaction of the City Engineer. The restoration must be completed within 30 days of notification described in subsection C. This matter will be considered closed only after the City of Santee has accepted the aforementioned as complete.

...

11.40.620 Applications and review.

A. Any person, except as provided in Section 2776 of the California Surface Mining and Reclamation Act of 1975, who proposes to engage in surface mining operations as defined in this chapter must, prior to the commencement of such operations, obtain:

1. A zoning permit;
2. A permit to mine; and
3. Approval of a reclamation plan, in accordance with the provisions set forth in this article and as further provided in the California Surface Mining and Reclamation Act of 1975. A fee, as established for the permitted uses in the consolidated fee schedule, must be paid to the City at the time of filing.

B. Applications for a zoning permit or reclamation plan for surface mining or land reclamation projects must be made on forms provided by the Department and / or the Planning and Building Department, as applicable. Said application must be filed in accordance with this article and procedures as established by the Director and / or the Director of Planning and Building, as applicable. The reclamation plan applications require, at a minimum, each of the elements required by SMARA (Sections 2772—2773) and State regulations, and any other requirements deemed necessary to facilitate an expeditious and fair evaluation of the proposed reclamation plan, as established at the discretion of the Director and / or the Director of Planning and Building, as applicable. All applications for a zoning permit for surface mining must be made, considered and granted or denied pursuant to Section [13.06.030](#). Such applications must be accompanied by data or information required by the Director and / or the Director of Planning and Building, as applicable. All plans and specifications for the grading of the property must be prepared by a registered civil engineer, sealed and signed in accordance with the [Business and Professions Code](#).

C. Applications must include all required environmental review forms and information prescribed by the Director and / or the Director of Planning and Building, as applicable.

D. Within 30 days after acceptance of an application for a zoning permit for surface mining operations and/or a reclamation plan as complete, the Department and / or the Planning and Building Department, as applicable, must notify the State Department of Conservation of the filing of the application. Whenever mining operations are proposed in the 100-year flood plain of any stream, as shown in Zone A of the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency, and within one mile, upstream or downstream, of any State highway bridge, the Department and / or

the Planning and Building Department, as applicable, must also notify the State Department of Transportation that the application has been received.

E. The Department and / or the Planning and Building Department, as applicable, will process the application(s) through environmental review pursuant to the California Environmental Quality Act ([Public Resources Code](#) Section 21000 et seq.) and the City's environmental review guidelines.

F. Upon completion of the environmental review procedure and filing of all documents required by the Director and / or the Director of Planning, as applicable, consideration of the zoning permit approval and reclamation plan for the proposed surface mine will be scheduled for public hearing before the City Council, and pursuant to the requirements of SMARA.

G. Prior to final approval of a reclamation plan, financial assurances (as provided in this article), or any amendments to the reclamation plan or existing financial assurances, the Department and / or the Planning and Building Department, as applicable, must submit the plan, financial assurance, or amendments to the State Department of Conservation for review. The City Council may conceptually approve the reclamation plan and financial assurance before submittal to the State Department of Conservation. If a zoning permit is being processed concurrently with the reclamation plan, the City Council may also conceptually approve the zoning permit. However, City Council may defer action on the zoning permit until taking final action on the reclamation plan and financial assurances. If necessary to comply with permit processing deadlines, the City Council may conditionally approve the zoning permit with the condition that the City Council will not issue the zoning permit for the mining operations until cost estimates for financial assurances have been reviewed by the State Department of Conservation and final action has been taken on the reclamation plan and financial assurances. The State Department of Conservation has 30 days to review and comment on the reclamation plan and 45 days to review and comment on the financial assurance. The Department and / or the Planning and Building Department, as applicable, must prepare a written response to the State's comments containing the following, and submit a proposed response to the State Department of Conservation at least 30 days before approval of the reclamation plan, plan amendment, or financial assurance:

1. Describing the disposition of the major issues raised by the State's comments;
2. Describing whether the City proposes to adopt the State's comments to the reclamation plan, plan amendment, or financial assurance;
3. Specifying, in detail, why the City proposes not to adopt the comments, if the City proposes not to adopt the State's comments;

4. Proving notice of the time, place, and date of the hearing or meeting at which the reclamation plan, plan amendment, or financial assurance is scheduled to be approved by the City.

The Director and / or the Director of Planning and Building, as applicable must send copies of any comments received and response prepared to the applicant.

H. The City Council will then take action to approve, conditionally approve, or deny the zoning permit and/or reclamation plan, and to approve the financial assurances pursuant to PRC Section 2770(d). The Director and / or the Director of Planning and Building, as applicable, must send the State Department of Conservation the final response to the State's comments within 30 days after approval of the reclamation plan, plan amendment, or financial assurance.

I. By July 1st of each year, the Department and / or the Planning and Building Department, as applicable, must submit to the State Department of Conservation for each active or idle surface mining operation:

1. A copy of any permit or reclamation plan amendments, as applicable;
2. A statement that there have been no changes during the previous year, as applicable;
3. The date of each surface mining operation's last inspection;
4. The date of each surface mining operation's last financial assurance review pursuant to PRC 2773.1 for each operation.

J. Where any requirement of the reclamation plan conflicts with any requirement of the approved zoning permit, the Planning Director and the City Engineer will determine which requirement applies. (Ord. 564 § 3, 2019)

11.40.630 Financial assurances.

A. To ensure reclamation will proceed in accordance with the approved reclamation plan, the City requires as a condition of approval security for the faithful performance of the reclamation. The applicant may pose security in the form of a surety bond, cash deposit, irrevocable letter of credit from an accredited financial institution, or other method acceptable to the City Attorney and the State Mining and Geology Board as specified in State regulations, and which the City reasonably determines is adequate to perform reclamation in accordance with the surface mining operation's approved reclamation plan. Financial assurances must be made payable to the City of Santee, the State Department of Conservation, and such other regulatory agencies the City deems necessary.

B. Financial assurances are required to ensure compliance with the reclamation plan, including but not limited to, revegetation and landscaping requirements, restoration of aquatic or wildlife habitat, restoration of water bodies and water quality, slope stability, erosion and drainage control, disposal of hazardous materials, and other measures, if necessary.

C. Cost estimates for the financial assurance must be submitted to the Department and / or the Planning and Building Department, as applicable, for review and approval prior to the operator securing financial assurances. The Department and / or the Planning and Building Department, as applicable, will forward a copy of the cost estimates, together with any documentation received supporting the amount of the cost estimates, to the State Department of Conservation for review. If the State Department of Conservation does not comment within 45 days of receipt of these estimates, it will be assumed that the cost estimates are adequate. The City has the discretion to approve the financial assurance if it meets the requirements of this article, SMARA, and State regulations.

D. The amount of the financial assurance must be based upon 100% of the estimated cost of reclamation plus a 10% contingency for the actual amount required to reclaim lands disturbed by surface mining activities since January 1, 1976, all new lands to be disturbed by surface mining activities in the upcoming year and areas not successfully reclaimed pursuant to the approved reclamation plan. The estimate must also include any maintenance of reclaimed areas as may be required. Cost estimates must be prepared by a California registered Professional Engineer and/or other similarly licensed and qualified professionals retained by the operator and approved by the Director and / or the Director of Planning and Building, as applicable. The estimated amount of the financial assurance must be based on an analysis of physical activities necessary to implement the approved reclamation plan, the unit costs for each of these activities, the number of units of each of these activities, and the actual administrative costs. Financial assurances to ensure compliance with establishing revegetation, restoration of water bodies, restoration of aquatic or wildlife habitat, and any other applicable element of the approved reclamation plan must be based upon cost estimates that include, but may not be limited to, labor, equipment, materials, mobilization of equipment, administration, and reasonable profit by a commercial operator other than the permittee.

E. In addition to the amount specified in subsection D of this section, the security instrument must provide that in the event suit is brought by the City and judgment recovered, the surety or financial institution must pay, in addition to the sum specified, all costs incurred by the City in such suit including a reasonable attorney's fee to be fixed by the court.

F. In projecting the costs of financial assurances, it must be assumed without prejudice or insinuation that the surface mining operation could be abandoned by the

operator and, consequently, the City or State Department of Conservation may need to contract with a third party commercial company for reclamation of the site.

G. The financial assurances must remain in effect for the duration of the surface mining operation and any additional period until reclamation is completed, including any required maintenance and establishment period. Upon completion of the surface mining and reclamation of mined lands in accordance with the approved reclamation plan, including maintenance and establishment periods, all financial assurances will be released, otherwise they must remain in full force and effect.

H. The City will annually review amount of financial assurances required of a surface mining operation for any one year to account for new lands disturbed by surface mining operations, inflation, and reclamation of lands accomplished in accordance with the approved reclamation plan. The financial assurances must include estimates to cover reclamation for existing conditions and anticipated activities during the upcoming year, excepting that the permittee may not claim credit for reclamation scheduled for completion during the coming year.

I. When requested, revised estimates for the financial assurances must be submitted to the Director and / or the Director of Planning and Building, as applicable, at the time of filing of the mine operator's annual mining operation report. The estimate must cover the cost of existing disturbance and anticipated activities for the next calendar year, including any required interim reclamation. (Ord. 564 § 3, 2019)

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11.40.655 Interim management plans.

A. Within 90 days after a surface mining operation becomes idle, the operator must submit to the Department and / or the Planning and Building Department, as applicable, a proposed interim management plan (IMP). The proposed IMP must fully comply with the requirements of SMARA, including, but not limited to, all zoning permit conditions, and must provide measures the operator will implement to maintain the site in a stable condition, taking into consideration public health and safety. The proposed IMP must be submitted on forms prescribed by the Department and / or the Planning and Building Department, as applicable, and will be processed as an amendment to the reclamation plan. IMPs are not considered a project for the purposes of environmental review.

B. Financial assurances for idle operations must be maintained as though the operation were active, or as otherwise approved through the idle mine's IMP. All financial assurances must conform to Section [11.40.630](#).

C. Upon receipt of a complete proposed IMP, the City will forward the IMP to the State Department of Conservation for review at least 30 days prior to approval by the City.

D. Within 60 days after receipt of the proposed IMP, or a longer period mutually agreed upon by the Director and the operator, the City will review and approve or deny the IMP in accordance with this chapter. The operator has 30 days, or a longer period mutually agreed upon by the operator and the Director, to submit a revised IMP. The City will approve or deny the revised IMP within 60 days of receipt.

E. The IMP may remain in effect for a period not to exceed five years, at which time the City may renew the IMP for another period not to exceed five years and for another five-year period at the expiration of the first five-year renewal period if the City finds that the surface mining operation has complied fully with the IMP, or require the surface mining operator to commence reclamation in accordance with its approved reclamation plan. (Ord. 564 § 3, 2019)

11.40.660 Inspections.

As a condition of each zoning permit or reclamation plan, the Department and / or the Planning and Building Department, as applicable, will conduct an inspection of the surface mining operation and reclamation activities within six months after receipt of the mine operator's annual report. Inspection will be made by a State-registered geologist, State-registered civil engineer, State-licensed landscape architect, or State-registered forester, who is experienced in land reclamation and who has not been employed by the mining operation in any capacity during the previous 12 months, or other qualified specialists, as may be determined by the Director. All inspections must be conducted using a form approved and provided by the State Mining and Geology Board. The Department and / or the Planning and Building Department, as applicable, will notify the State Department of Conservation within 30 days of completion of the inspection that said inspection has been conducted, and forward a copy of said inspection notice and any supporting documentation to the mining operator. The operator is solely responsible for the reasonable cost of such inspection. (Ord. 564 § 3, 2019)

Chapter 11.50 Electric Vehicle Charging Systems Expedited, Streamlined Permitting Process

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11.50.060 Permit review requirements.

A. Review of the permit application shall be limited to the Building Official's review of whether the application meets local, State and Federal health and safety requirements. The application shall be administratively reviewed by the Building Official as a nondiscretionary permit.

B. The City shall not condition approval of an application on the approval of an association, as that term is defined by [Civil Code](#) Section 4080.

C. An application for an electric vehicle charging station shall be deemed complete and the permit available for issuance, when the Building Official determines that the application satisfies all the requirements found in the checklist.

D. If an application is deemed incomplete, a written plan check correction notice will be available to the applicant within 10 working days, detailing all deficiencies in the application and any additional information or documentation required to be eligible for expedited permit issuance shall be given to the applicant for resubmission.

E. The Building Official, in consultation with the Director of Planning and Building, may require an applicant to apply for a use permit if the Building Official finds, based on substantial evidence, that the electric vehicle charging station could have a specific, adverse impact upon the public health and safety. The Building Official's decision to require a use permit may be appealed by the applicant pursuant to Section [13.04.070](#) of this Code.

F. If a use permit is required, the application for the use permit may be denied if the City Council makes written findings based upon substantial evidence in the record that the proposed installation would have a specific, adverse impact upon the public health or safety and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. Such findings shall include the basis for the rejection of potential feasible alternatives for preventing the specific, adverse impact. Such decisions may be appealed to the pursuant to Santee Municipal Code Sections [13.04.040](#) and [13.04.070](#). (Ord. 576 § 3, 2020)

REVISIONS TO TITLE 12, SUBDIVISION OF LAND, DEVELOPMENT FEES, AND DEDICATIONS

Chapter 12.04 Definitions

12.04.020 Definitions.

“Bicycle path” means any right-of-way designed with a hard surface, usually of asphalt concrete or similar materials, and being of sufficient width to allow for safe bicycle travel.

“Car-share location” means a permanent, marked location for car-share pickup or drop-off.

“Certificate of compliance” means a document describing a unit of real property and stating that the division thereof complies with applicable provisions of the Subdivision Map Act and this division.

“City Engineer” means the Director or the person appointed by the City Manager or Director to fulfill the functions of City Engineer required by law, this code, or assigned by City Council, City Manager, or Director.

“Common interest development” means any of the following: (1) a community apartment project; (2) a condominium project; (3) a planned development; or (4) a stock cooperative per Section 4100 of the California [Civil Code](#).

“Condominium project” means a real property development consisting of condominiums as defined in Section 4125 of the California [Civil Code](#).

“Director” means the Director of Planning and Building of the City of Santee and any subsequent title for this department head, or designee. In the event that this position is vacant or eliminated by the City, the Director shall be the City Manager or designee.

“Division of land” means any parcel or contiguous parcels of land, improved or unimproved, which are divided for the purpose of transfer of title, sale, lease, or financing, whether immediate or future, into two or more parcels. Division of land includes a common interest development.

“Filing” means the submittal of all such documents, statements, maps, plans, or other data deemed necessary by the City for the application for the tentative map, review of the final maps or plans, or the appeal process. Acceptance of a tentative map is not complete until all required documents deemed necessary have been received by the City.

“Improvement” means such street work and utilities to be installed, or agreed to be installed, by the subdivider on the land to be used for public or private streets, highways, ways, and easements, as are necessary for the general use of the lot owners

in the subdivision and local neighborhood traffic and drainage needs as a condition precedent to the approval and acceptance of the final map thereof. "Improvement" also refers to such other specific improvements or types of improvements, the installation of which either by the subdivider, by public agencies, by private utilities, by any other entity approved by the local agency or by a combination thereof, is necessary or convenient to insure conformity to or implementation of the General Plan required by the City code or any specific plan adopted pursuant to the City Code.

"Merger" means the joining of two or more contiguous parcels of land under one ownership into one parcel.

"Owner" means the individual, firm, partnership, or corporation having controlling interest in land sought to be divided, or an agent thereof, duly authorized to commence proceedings.

"Planned development" means a real property development other than a community apartment project, a condominium project, or a stock cooperative, as defined by Section 4175 of the California [Civil Code](#).

"Stock cooperative" means a real property development as defined in Section 4190 of California [Civil Code](#).

"Subdivider" means an individual, firm, association, syndicate, copartnership, corporation, trust, or any other legal entity commencing proceedings under this division to effect a division of land hereunder for such subdivider or for another, except that employees and consultants of such individuals or legal entities, acting in such capacity, are not "subdividers."

"Subdivision" means the same as "division of land."

"Subdivision committee" means the same as "subdivision review committee" and consists of at least the following officers or their duly authorized representatives: Director, City Engineer or Senior Civil Engineer, and Fire Marshal.

"Tentative map" means a map made for the purpose of showing the design and improvement of a proposed subdivision and the existing conditions in and around it, and need not be based upon an accurate or detailed final survey of the property.

"Vesting tentative map" means a map for a subdivision that has printed conspicuously on its face the words "Vesting Tentative Map" at the time it is filed in accordance with the proceedings established in Chapter [12.10](#). "Vesting tentative parcel map" means a vesting tentative map prepared in conjunction with a parcel map. This definition includes nonresidential subdivisions. (Ord. 598 § 3, 2022; Ord. 596 § 3, 2021; Ord. 565 § 3, 2019)

Chapter 12.08 TENTATIVE MAPS—PROCEDURES

...

12.08.020 Residential condominium conversion.

If the map is for conversion of existing residential development into condominiums, community apartments, or a stock cooperative, the following apply:

A. Application. The conversion of an existing residential development to a condominium, community apartment, or stock cooperative, requires a tentative map for five or more units or a tentative parcel map for four or fewer units. An existing residential development is defined as a residential development that has received a certificate of final occupancy. The tentative map or tentative parcel map must indicate all sublots including commonly held sublots. The requirement for a tentative parcel map and a parcel map or a tentative and final map must apply to the conversion of a mobilehome park to a tenant owned condominium ownership interest unless specifically waived pursuant to Section [12.08.030](#). In addition, if a tentative and final map are not required for a mobilehome park conversion to tenant owned condominium ownership pursuant to Section 66428.1 of the State [Government Code](#) (Subdivision Map Act), or amendments thereto, the applicant may at the applicant's option file a tentative parcel map and parcel map or a tentative map and a final map.

B. Submittals. All tentative maps and tentative parcel maps involving conversion to condominiums, community apartments, or a stock cooperative, including mobile home parks unless specifically waived pursuant to the provisions of this chapter, must be accompanied by the following:

1. An application for a tentative map or tentative parcel map, along with the information required for processing and application fees, must be filed with the Planning and Building Department;
2. Evidence, satisfactory to the Director, including a statement by the subdivider and copies of letters, that each tenant or prospective tenant has been given notice of the proposed conversion pursuant to Sections 66452.17 through 66452.19 of the State [Government Code](#) (Subdivision Map Act) or amendments thereto;
3. Name and address of each tenant or prospective tenant of each dwelling unit within the project on mailing labels (two sets) and envelopes with postage adequate to mail the staff report on the conversion to the tenants as required pursuant to Section 66452.3 of the State [Government Code](#) (Subdivision Map Act) or amendments thereto;

4. A report prepared to the satisfaction of the Director that indicates the effect the conversion would have on the availability of existing multifamily rental housing for lower income residents in the City;
5. A physical inventory report prepared by a licensed mechanical or structural engineer, a licensed architect, or a licensed general building contractor that includes the estimated remaining useful life and replacement costs of roofs, driveways, foundation, plumbing, electrical, heating, air conditioning, and other mechanical and structural systems, and any current building code deficiencies;
6. A copy of all CC&Rs on the project; and
7. An application for a development review permit, along with the information required for processing pursuant to Chapter [13.08](#) or revisions thereto, must be filed with the Planning and Building Department.

C. Standards for Conversion. All tentative maps and tentative parcel maps involving conversion to condominiums of an existing residential development must be conditioned to:

1. Meet current zoning requirements contained in Title 13 of this code unless the requirements are waived or modified pursuant to subsection F of this section. In addition, the conversion of existing legal nonconforming multifamily residential development to a condominium, community apartment, or stock cooperative is exempt from compliance with setbacks, density, height, coverage, area of landscaping, and building separation standards, provided no increase in density is proposed and the underlying zone is residential. Improvements required as conditions of approval for the conversion of such legal nonconforming structures are not limited by the provisions of Section [13.04.110](#); and
2. Provide at a minimum, the following with regard to building and fire codes unless these standards are waived or modified pursuant to subsection F of this section:
 - a. Any polybutylene plumbing piping must be replaced with copper piping complying with the current edition of the California Plumbing Code or equivalent model code as mandated by the State of California,
 - b. Guardrails must be added and/or modified to comply with the current edition of the [California Building Code](#) as mandated by the State of California. Both guardrail height and intermediate rails or ornamental pattern of guardrails must be made to comply,

- c. Stairway handrails must be added and/or modified to comply with the current edition of the [California Building Code](#) as mandated by the State of California; Exception: Handrails located between 30 inches and 34 inches above the nosing of treads and landings installed in accordance with the code in effect at the time of construction may be allowed to remain,
- d. Any dilapidated or unsafe stairways must be rebuilt to current [California Building Code](#) requirements. Stairways that are in good condition may remain provided they comply with the code in effect at the time of their construction and they have a minimum run of nine inches and a maximum rise of eight inches and a minimum width of 30 inches,
- e. All separation walls and floor ceiling assemblies between units must provide an airborne sound insulation equal to that required to meet a sound transmission class (STC) of 50 (45 if field tested). All separation floor-ceiling assemblies between separate units must provide impact sound insulation equal to that required to meet an impact insulation class (IIC) of 50 (45 if field tested). Buildings that have plans and permits on file with the City showing compliance with the above requirements will not require field testing. All others will require field testing in accordance with Title 24, [California Building Code](#), Appendix Chapter 35 as mandated by the State of California,
- f. All electrical wiring serving 15 ampere and 20 ampere circuits with No. 14 AWG or No. 12 AWG size wire must be of copper. Any existing aluminum wiring in these sizes must be replaced with copper,
- g. All 125-volt, single phase, 15- and 20-ampere receptacles installed in bathrooms, within six feet of a kitchen sink or outdoors where there is direct grade level access to a dwelling unit and to the receptacles must have ground-fault circuit-interrupter protection,
- h. Draftstops complying with the Uniform Building Code as mandated by the State of California must be installed above and in line with the walls separating individual dwelling units from each other and from other uses,
- i. Any alterations or repairs (i.e., installation of sound attenuation materials) to the walls separating individual units from each other and from other uses that involve the replacement of wall surfacing

materials (drywall, plaster or wood paneling) must be made using only materials approved for one-hour fire resistive construction,

- j. Ultra low flow toilets and shower heads must be provided,
 - k. Smoke detectors and carbon monoxide detectors must be installed in accordance with the [California Building Code](#). Smoke detectors within bedrooms must include a visual notification device to notify hearing impaired occupants,
 - l. Each unit in the building or complex must be retrofitted for fire sprinklers, unless the applicant for conversion demonstrates to the satisfaction of the City Council that the costs of retrofitting a specific building or complex would be significantly higher than average costs of retrofitting or would cause unusual structural defects or similar problems,
 - m. Basements and every bedroom must have at least one operable window or door approved for emergency escape or rescue. Windows provided for emergency escape or rescue must comply with minimum sill height and opening size requirements in the prevailing building code,
 - n. Individual electric and/or gas meters must be provided for each unit, and
 - o. Additional health and safety upgrades determined necessary by the City;
3. The project must include interior and exterior improvements as may be required by the City Council for approval of the conversion. Required interior and exterior improvements may include, but are not limited to: new paint, new roofs, new window treatments, added wainscot materials, trellises, added wall or window articulation, and other similar improvements. The following building components or systems must be replaced if they have been identified as having five years or less of remaining life in the physical inventory report: roof coverings, exterior wall and floor coverings and finishes, water systems, water heating systems, metal drain piping systems, and cooling and heating mechanical systems;
4. The project must provide adequate public and/or private facilities to serve the development with respect to streets, lighting, fire protection, water, sewer, drainage and flood protection unless waived or modified pursuant to subsection F of this section;

5. All tenant notification and information must be provided, as required by the Subdivision Map Act;
6. Each tenant of an apartment which the owner intends to convert to a condominium who receives a notice of intent to convert pursuant to Section 66452.18 of the Subdivision Map Act, and who is still a tenant in the apartment building at the time the City approves the conversion pursuant to this chapter must be entitled to receive a sum equal to three months' rent, based on the current area "fair market rent" for apartment size based on the number of bedrooms, as established by the U.S. Department of Housing and Urban Development. The appropriate sum under this subsection must be paid by the subdivider as defined by the apartment lease agreement no later than the date on which the 30- or 60-day notice to vacate, as applicable under the Subdivision Map Act, is served to the tenant. The subdivider must provide notice to the tenant of his/her right to receive assistance under this subsection pursuant to the tenant notice requirements of this chapter and of the Subdivision Map Act;
7. The physical inventory report must reasonably ensure the City of the project's long term financial viability;
8. The project must comply with current disability requirements to the satisfaction of the Director;
9. A notice of conditions must be recorded which discloses the conditions of the project and applicable zoning regulations. All waivers or modifications of standards pursuant to subsection F of this section must be disclosed in the notice of conditions. The form and the content of the notice must be to the satisfaction of the Director; and
10. CC&Rs must be submitted to the Director of Planning and Building for approval by the City Attorney and the Director of Planning and Building, and recorded prior to final map or parcel map. A recorded copy must be provided to the Planning and Building Department. The provisions of the CC&Rs must include the following:
 - a. The statement that the City has the right, but not the obligation, to provide for the maintenance of all open space, recreational facilities and improvements if the homeowners' association fails to perform its maintenance obligations. In such cases where maintenance is provided by the City, cost for such services must be assessed to the homeowners' association and will become a lien upon the property and/or each lot, as appropriate,

- b. Disclosure of assessment districts,
- c. Disclosure of soil conditions as deemed appropriate by the Director and the City Attorney,
- d. Disclosure of waiver or modification of standards made pursuant to subsection F of this section.

D. Conditions of Approval. The City may, in the resolution granting approval, impose such conditions as deemed necessary to make the findings contained in subsections E and/or F of this section.

E. Findings. In addition to the findings required pursuant to Section 66427.1 of the State [Government Code](#) (Subdivision Map Act), or amendments thereto, the following findings must be made in the approval of a conversion of an existing residential development to condominiums, community apartments, planned developments, or a stock cooperative:

1. That the conversion of the residential project is desirable and consistent with the goals and objectives of the housing element of the General Plan, in that approval of the conversion will not result in the loss of lower income multifamily housing stock in the City, and that it would not result in exceeding a limit on conversion of existing apartment units to condominiums, where such limit is the number equal to 50% of the yearly average of apartment units constructed in the City in the previous two fiscal years;
2. That the conversion is consistent with the goals and objectives of the General Plan;
3. That the site and project are physically suitable for conversion and that the project incorporates desirable features which create a pleasant, attractive environment for ownership living;
4. That the proposed development meets the intent and specific standards and criteria prescribed in all applicable sections of the municipal code, the land development manual, and the public works standards of the City unless the requirements are waived or modified pursuant to subsection F of this section;
5. That the proposed development meets the intent and specific standards and criteria of the Uniform Fire Code unless the requirements are waived or modified pursuant to subsection F of this section.

F. Waiver or Modification of Standards. Due to the nature of retrofitting existing buildings to conform to all current zoning requirements and all current State and City laws and regulations for new building construction, it may be impractical or undesirable to require complete conformance to all of the conversion requirements contained in subsection C of this section. A waiver or modification of the standards required for a conversion may be granted if all of the following findings are made:

1. That the waiver or modification does not compromise the health, safety or welfare of the buyers of the project or the general public;
2. That the waiver or modification is necessary because of special and 3.

That the waiver or modification does not compromise the quality of the project under consideration for home ownership. (Ord. 565 § 3, 2019)

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12.08.040 Submittal fees.

The tentative map and fee, along with the information required for processing, must be filed with the Planning and Building Department. Filing fees are prescribed by resolution of the City Council. (Ord. 565 § 3, 2019)

...

12.08.060 Reports and recommendations.

The Planning and Building Department is authorized and directed to distribute copies of the tentative map and where appropriate, required written statements to each department and affected agency and to request a report regarding same. The Director of Planning and Building is directed to assemble the comments from the various officials and agencies into the staff report for the project. (Ord. 565 § 3, 2019)

...

12.08.090 Expirations.

A. Approved or conditionally approved tentative maps and tentative parcel maps expire 36 months after the date of approval or conditional approval unless a time extension is granted by the Planning and Building Director.

B. A subdivider may request a time extension by application to the Planning and Building Department. Such application must be filed within 90 days prior to the expiration date of the tentative map or tentative parcel map. All requests for a time extension must be accompanied by a processing fee as prescribed by resolution by the City Council. (Ord. 565 § 3, 2019)

Chapter 12.20 BOUNDARY ADJUSTMENT

12.20.010 Submittal.

- A. Any person(s) desiring to adjust the boundaries between two or more existing parcels by taking land from one parcel and adding it to an adjacent parcel without creating any new parcel must submit an application for a boundary adjustment with the Planning and Building Department. The application must include information required by the Director of Engineering and a fee established by resolution of the City Council.
- B. The application must be accompanied by the following:
1. A reproducible adjustment plat on polyester base film, eight and one-half inches by 11 inches or 11 inches by 17 inches in size, and in a form prescribed by the Director;
 2. The signature of the owner(s) of the property involved; and
 3. A title report.
- C. The Director must refer a copy of the proposed adjustment plat to the City Engineer and may refer copies of such plat to the other departments and public agencies for review and comment thereon. (Ord. 565 § 3, 2019)

Chapter 12.30 DEVELOPMENT IMPACT FEES

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12.30.050 Fee rates.

- A. The City Council, by resolution, establishes each development impact fee rate, based upon the estimated or actual cost at the time of the adoption of the resolution, for public facilities.
- B. Pursuant to City Council resolution establishing each development impact fee rate, the Director of Engineering must calculate the total fees to be paid by any applicant or developer. The Director Engineering's decision is subject to the appeal process set forth in Section [12.30.090](#) of this chapter.
- C. The development impact fees, exclusive of the RTCIP mitigation fee, are automatically adjusted for inflation on July 1 of each year. The inflation adjustment is two percent or based on the previous calendar years increase in the San Diego Consumer Price Index (CPI-U: All Items) as published by the Bureau of Labor Statistics, whichever is higher.
- D. Pursuant to the TransNet Extension Ordinance, RTCIP mitigation fees are automatically adjusted for inflation on July 1 of each year. The inflation adjustment will

be two percent or based on the Caltrans highway construction cost index, whichever is higher. (Ord. 565 § 3, 2019)

12.30.140 Compliance with State law and recurring obligations.

In carrying out the provisions of this chapter, the City complies with the terms and requirements of California Government Code Sections 66000 through 66025.

As part of the City's compliance with California Government Code Sections 66000 through 660025, within the statutory timeframes, the Director of Finance shall ensure that the City undertakes the following:

- A. Make available to the public the recurring annual report(s) required by California Government Code Section 66006(b) within 180 days after the last day of each fiscal year, and present the report(s) to the City Council in compliance with applicable law;
- B. Make the recurring five-year findings required by California Government Code Section 66001(d) for the fifth fiscal year following the first deposit into an account or fund, and every five years thereafter, in connection with the annual report required by subsection (A) above; and
- C. Conduct the recurring eight-year impact fee nexus study updates required by California Government Code Section 66016.5(a)(8) at least once every eight years, from the period beginning on January 1, 2022.

Chapter 12.32 DEDICATIONS AND IMPROVEMENTS

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12.32.060 Private streets, alleys or ways.

- A. Private streets, alleys, or ways will be permitted only when the welfare of the occupants of the subdivision will be better served and the public's welfare will not be impaired through such use or the improvements thereon. Such private street, alley, or way must not be offered for dedication and must be shown on the final subdivision or parcel map as parcels lettered alphabetically. All private streets, alleys, or ways must be designed, developed, and improved to the standards of the City and to the satisfaction of the City Engineer.
- B. If the City Engineer, in his or her sole discretion, allows private improvements as described in Subsection A, improvements shall be constructed to the City of Santee Public Works standards and unless waived or modified by the City Engineer shall include the following:
 - 1. Fire and Emergency access shall be a minimum clear width of 26 feet for two way, or 16 feet for one way, access, subject to the satisfaction of the

City of Santee Fire Chief. Said widths shall exclude any portion proposed for or potential for parking.

2. Public alleys shall be a minimum width of 20 feet and contain no parking on either side of the alleyway.
3. Minimum width of 36 feet is required for proposed parking on both sides. A minimum width of 30 feet is required when parking, in the sole opinion of the City Engineer, is only feasible on one side.

C. All such access ways must be governed by maintenance agreements or similar mechanism guaranteeing proper maintenance in perpetuity and must be approved by the City and be made a part of the property deed or other recorded document. (Ord. 565 § 3, 2019)

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Chapter 12.40 PARK LANDS DEDICATION

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12.40.020 Definitions.

In this chapter:

“Development” means a subdivision, mobile home park or construction or installation of a dwelling. Development does not include:

1. Subdivisions created for industrial or commercial purposes;
2. Resort and recreational facilities for which occupancy is limited to 90 days for any person in any 12-month period, or cabin or motel units which are not to be used as primary residences and which are to be constructed within and primarily to serve Federal, State or County parks or forests;
3. Recreational trailer parks, temporary trailer parks, or travel trailer parks as those terms are defined in the Mobilehome Parks Act.

“Director” means the Director of Planning and Building of the City of Santee and any subsequent title for this department head, or designee. In the event that this position is vacant or eliminated by the City, the Director shall be the City Manager or designee.

“Dwelling” means a building or portion thereof used exclusively for residential purposes, including one-family, two-family, and multiple dwellings, and also means mobile home, and mobile home sites or spaces in mobile home parks.

“Dwelling unit” means a single unit providing complete, independent living facilities for one or more persons, and includes an accessory dwelling as defined in Title 13.

“Family” has the same meaning set forth in the zoning code. (Ord. 565 § 3, 2019)

Chapter 12.50 DEDICATIONS OF LAND AND FEES FOR SCHOOL DISTRICTS

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12.50.170 Definitions.

In this chapter:

“Conditions of overcrowding” means that the total enrollment of a school, including enrollment from proposed development, exceeds the capacity of such school as determined by the governing body of the school district.

“Decision-making body” means the City Council or the Director.

“Director” means the Director of Planning and Building of the City of Santee and any subsequent title for this department head, or designee. In the event that this position is vacant or eliminated by the City, the Director shall be the City Manager or designee.

“Dwelling unit” means a single unit providing complete, independent living facilities for one or more persons.

“Interim facilities” means:

1. Temporary classrooms not constructed with permanent foundation and defined as a structure containing one or more rooms, each of which is designed, intended and equipped for use as a place for formal instruction of pupils by a teacher in a school.
2. Temporary classroom toilet facilities not constructed with permanent foundations.
3. Reasonable site preparation and installation of temporary classrooms.

“Reasonable methods for mitigating conditions of overcrowding” include, but are not limited to, agreements between a subdivider or builder and the affected school district whereby temporary use buildings will be leased to or for the benefit of the school district or temporary use buildings owned by the school district will be used and agreements between the affected school district and other school districts whereby the affected school district agrees to lease or purchase surplus or underutilized school facilities from other school districts.

“Residential development” means:

1. A project containing residential dwellings, including mobilehomes, of one or more units or a subdivision of land for the purpose of constructing one

or more residential dwelling units. Residential development includes, but is not limited to:

- a. A privately proposed amendment to the City of Santee General Plan which would allow an increase in authorized residential density and where no further discretionary action for residential development need be taken by a decision-making body prior to application for a building permit;
 - b. A privately proposed specific plan or amendment to a specific plan which would allow an increase in authorized residential density;
 - c. A tentative or final subdivision map or parcel map or a time extension on such a tentative map;
 - d. A conditional use permit;
 - e. An ordinance rezoning property to a residential use or to a more intense residential use;
 - f. A building permit;
 - g. Any other discretionary permit for residential use.
2. Exemptions. A residential development is exempt from the requirements of this chapter when it consists only of any of the following:
- a. Any modification or remodel of an existing legally-established dwelling unit where no additional dwelling units are created;
 - b. A condominium project converting an existing apartment building into a condominium where no new dwelling units are created;
 - c. Any rebuilding of a legally-established dwelling unit destroyed or damaged by fire, flood, explosion, act of God or other accident or catastrophe;
 - d. Any rebuilding of an historical building recognized, acknowledged and designated as such by the City;
 - e. The installation, siting or relocation of mobilehomes in then existing mobilehome parks;
 - f. Any dwelling constructed to replace a dwelling taken in an eminent domain proceeding, if both dwelling sites lie within the same school district. (Ord. 565 § 3, 2019)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE AMENDING TITLE 13 OF THE SANTEE MUNICIPAL CODE, "ZONING" (CASE FILE: ZA2023-1) AND FINDING THAT THE ACTION IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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 and indicated in the redline document 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. Section 13.04.140, Section 13.06.055, Section 13.06.070, Section 13.08.020, Section 13.08.030, Section 13.10.030, Section 13.10.040, Section 13.10.045, Section 13.10.050, Section 13.12.030, Section 13.14.030, Section 13.20.040, Section 13.20.050, Section 13.24.030, Section 13.24.040, Section 13.32.025, Section 13.32.030, and Section 13.32.040 are revised or added as set forth in Exhibit A, attached to this Ordinance and incorporated herein.

SECTION 3. CEQA. Based upon the whole of the administrative record before it, the City Council hereby finds that the amendments to the 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 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 10th day of May 2023, and thereafter **ADOPTED** at a Regular Meeting of the City Council held on this 24th day of May 2023, by the following vote to wit:

AYES:

NOES:

ABSENT:

APPROVED

JOHN MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Exhibit A – Revisions to Title 13 of the Santee Municipal Code

Exhibit A

Revisions to Title 13 of the Santee Municipal Code

[attached behind this cover page]

REVISED SECTIONS OF TITLE 13 OF THE SMC

The text as proposed to be revised is shown below. Omitted text is denoted by ellipses. Only sections proposed to be revised are shown.

REVISIONS TO TITLE 13, "ZONING"

Chapter 13.04 ADMINISTRATION

13.04.140 Definitions.

A. Purposes. The purpose of this section is to promote consistency and precision in application and interpretation of the development regulations of this title. The meaning and construction of words and phrases defined in this section shall apply throughout this title, except where the context and usage of such words or phrases clearly indicates a different meaning or construction intended in that particular case.

B. Definitions.

"Abutting" means having lot lines or zone boundaries in common.

"Accessibility" means the combination of various elements in a building, facility, site or area, or portion thereof, which allows access, circulation and the full use of the building and facilities by persons with disabilities in compliance the California Building Standards Code.

"Accessible" means a site, building, facility, or portion thereof, that is approachable and usable by persons with disabilities in compliance with the California Building Standards Code.

"Accessory dwelling unit" or "ADU" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:

1. An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code; and
2. A manufactured home, as defined by Section 18007 of the California Health and Safety Code.

"Acreage, gross" means total land area of a parcel, or parcels, at time of applications for development.

"Acreage, net" means total land area of parcel or parcels minus land area which will be required for public dedication at time of application for development.

“Addition” means any construction, which increases the size of a building or facility in terms of site coverage, height, length, width, or gross floor area.

“Agent” means any person showing written verification that he or she is acting for, and with the knowledge and consent of, a property owner.

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“Condominiums” means condominiums as defined in Section 4125 of the Civil Code: An estate of real property consisting of an undivided interest in common areas, together with a separate right of ownership in space.

“Congregate care facility” means a residential development serving seven or more persons, whether related or unrelated, licensed by the State Department of Social Services which is comprehensively planned, designed and managed, to include facilities and common space that maximize the residents’ potential for independent living. The facility may be occupied by the elderly or persons with disabilities or households as defined in Health and Safety Code Sections 50067 and 50072 or successor statute. Services that are provided or made available shall relate to the medical, nutritional, social, recreational, housekeeping and personal needs of the residents and shall be provided or made available at a level necessary to assist the residents to function independently. “Direct services” means medical care, meals, housekeeping services, transportation services and planned recreational and social activities which shall be provided to the residents directly by the management of the congregate housing. “Support services” are social services, daycare services and in-home services which the management of the congregate housing shall assist the residents in obtaining, at the residents’ request.

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“Density” means the number of dwelling units per gross acre.

“Department” means the Planning and Building Department of the City of Santee.

“Design” means: (a) street alignments, grades and widths; (b) drainage and sanitary facilities and utilities, including alignments and grades thereof; (c) location and size of all required easements and rights-of-way; (d) fire roads and fire breaks; (e) lot size and configuration; (f) traffic access; (g) grading; (h) land to be dedicated for park or recreational purposes; and (i) such other specific requirements in the plan and configuration of the entire project as may be necessary or convenient to insure conformity to or implementation of the General Plan or any adopted specific plan.

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“Development, single-family residential” means a development where each dwelling unit is situated on a separate lot and where each dwelling is detached. Some areas of the development may be held in common by all the residents, however, in no case is clustering of units permitted.

“Director” means the Director of Planning and Building of the City of Santee and any subsequent title for this department head, or designee. In the event that this position is vacant or eliminated by the City, the Director shall be the City Manager or designee. .

“Distribution” means a use engaged primarily in distribution of manufactured products, supplies, and equipment, including incidental storage and sales activities, but excluding bulk storage of materials which are flammable or explosive.

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“Façade” means the exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

“Family” means one or more individuals living together as a single household unit. The term family shall include “group care facilities, limited” for six or fewer mentally disabled, mentally disordered or otherwise persons with disabilities regardless of whether they are living together as a single household unit, but shall not include any other living group that is not living together as a single household unit.

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“Group care facility, general” means shared living quarters (without separate kitchen or bathroom facilities for each room or unit) for seven or more persons with physical or mental impairments that substantially limit one or more of such person’s major life activities when such persons are not living together as a single household unit. This classification includes, but is not limited to, group homes, sober living environments, recovery facilities, and establishments providing nonmedical care for persons in need of personal services, supervision, protection or assistance essential for sustaining the activities of daily living facility, including resident services for persons with disabilities, undergoing rehabilitation, or otherwise in need of care and supervision. This definition shall not include State-licensed residential care facilities, as that term is defined in this section, whether accessory or nonaccessory, emergency shelters, transitional housing, lodging units or boardinghouses.

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Chapter 13.06 PERMITS

13.06.055 Reasonable accommodation – Residential accessibility.

A. Purpose and Intent. It is the policy of the City of Santee, pursuant to the Federal Fair Housing Act, the Federal Fair Housing Amendments Act of 1988, and the California Fair Employment and Housing Act, to provide people with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The purpose of these provisions is to provide a process for making requests for reasonable accommodation to land use and zoning decisions.

B. Authority. The Director is authorized to grant a reasonable accommodation request in accordance with the procedures in this section in order to make specific housing available to individuals with disabilities.

C. Application. Any individual with a disability or person acting on their behalf may submit a request in writing to the Department for reasonable accommodation in the rules, policies, practices, and procedures regulating the siting, funding, development or use of housing. A reasonable accommodation request may include, but is not limited to yard area encroachments for ramps, handrails, or other such accessibility improvements; hardscape additions, such as widened driveways, parking area or walkways that would not otherwise comply with required landscaping or open space area provisions; and building addition(s) required strictly for accessibility accommodation. If an applicant needs assistance in making the request or any appeals associated with the request, the Department shall provide reasonable assistance necessary to ensure the process is accessible to the applicant. No application fee shall be collected for reasonable accommodation requests filed pursuant to this section.

D. Review Process. When a request for reasonable accommodation is filed with the Department, it is referred to the Director for review and consideration. If necessary to reach a determination on the request for reasonable accommodation, the Director may request further information from the applicant consistent with the Federal Fair Housing Amendments Act of 1988, specifying in detail what information is required. Not more than 30 days after receiving a written request for reasonable accommodation, the Director shall issue a written determination on the request. In the event that the Director requests further information pursuant to the paragraph above, this 30-day period shall be suspended. Once the applicant provides a complete response to the request, a new 30-day period shall begin.

E. Findings. The Director shall consider the following criteria when determining whether a requested accommodation is reasonable:

1. The applicant making the request for reasonable accommodation is an individual protected under the Federal Fair Housing Amendments Act of 1988.
2. The accommodation is necessary to make a specific dwelling unit(s) available to an individual protected under the Federal Fair Housing Amendments Act of 1988.
3. The requested accommodation would not impose an undue financial or administrative burden on the City.
4. The requested accommodation would not require a fundamental alteration in the nature of a program, policy, and/or procedure.

F. Written Determination. The Director's written determination on the request for reasonable accommodation shall explain in detail the basis of the determination, including the findings on the criteria set forth subsection E. All written determinations

shall give notice of the right to appeal as set forth in subsection G, and shall state whether removal of the improvements will be required if the need for which the accommodation was granted no longer exists and removal would not constitute an unreasonable financial burden.

G. Appeals.

1. Within 30 days of the date of the Director's written decision, an applicant may appeal an adverse decision to the City Council. Appeals from the adverse decision shall be made in writing.
2. If an individual needs assistance in filing an appeal on an adverse decision, the City will provide assistance to ensure that the appeals process is accessible.
3. All appeals shall contain a statement of the grounds for the appeal. Any information identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection.
4. Nothing in this procedure shall preclude an aggrieved individual from seeking any other State or Federal remedy available. (Ord. 566 § 3, 2019)

13.06.070 Temporary uses.

A. Purpose and Intent. The purpose of this section is to control and regulate land use activities of a temporary nature which may adversely affect the public health, safety, and welfare. The intent is to ensure that temporary uses will be compatible with surrounding land uses, to protect the rights of adjacent residences and land owners, and to minimize any adverse effects on surrounding properties and the environment.

B. Authority.

1. The Director is authorized to approve, conditionally approve with reasonable conditions or to deny such request. The Director may establish conditions and limitations including, but not limited to, hours of operation, provision of parking areas, signing and lighting, traffic circulation and access, temporary or permanent site improvements, and other measures necessary to minimize detrimental effects on surrounding properties.
2. The Director also may require a cash deposit or cash bond to defray the costs of cleanup of a site by the City in the event the applicant fails to leave the property in a presentable and satisfactory condition, or to guarantee removal and/or reconversion of any temporary use to a permanent use allowed in the subject district.

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. A food truck or vending vehicle may operate as an ancillary use on an active construction site or on a lot developed with a brewery, bar, tavern, nightclub, or stand-alone liquor store. The food truck shall operate as a catering or take-out only service and only operate for no more than three consecutive days while the primary use located on the same site is open for business. A temporary use permit shall be required for two or more food trucks located on the same site and shall be subject to conditions prescribed by the Director.
 - 11. 11. Additional uses determined to be similar to the foregoing, by the Director;
 - 12. 12. All temporary uses shall implement minimum best management practices as outlined in Chapter [9.06](#).

D. Performance Standards. The temporary uses allowed pursuant to this section shall comply with the following standards:

- 1. All lighting shall be directed away from and shielded from adjacent residential areas. An electrical permit shall be obtained if required pursuant to the building code;
- 2. Adequate parking shall be provided and the use shall not obstruct the use of any required driveway;
- 3. The use shall not obstruct any public sidewalk or otherwise be located within the public right-of-way unless an encroachment permit is obtained from the Department;
- 4. The use shall comply with any applicable requirement of the Fire Department;
- 5. The use shall not adversely affect traffic circulation on surrounding public streets.

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 for the purpose of showcasing products and or temporarily as offices solely for the sale of homes within a recorded tract subject to the following conditions:
 - a. The applicant shall submit to the Planning and Building Department a submittal that includes the following:
 - i. Applicant's name and description of the proposed temporary use.
 - ii. Phasing plan showing the location of temporary screening between active construction phases.

- iii. Site plan to scale that shows the interim conditions including but not limited to temporary parking, fencing, accessible facilities including path of travel, restrooms, location of sales office, emergency access including turnaround location with dimensions, permanent improvements to be completed prior to temporary use and meets and incorporates the requirements further described below.
- b. Prior to final occupancy of a unit used for model purposes, a certificate of occupancy will be issued only after the unit has been converted back to its intended permanent use and written approval has been received from the Fire, Planning and Building, and Engineering departments authorizing a final certificate of occupancy subject to the Building Official's approval.
- c. 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;
- d. 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;
- e. 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;
- f. 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;
- g. 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 of Engineering prior to commencement of sales activities or the display of model homes;
- h. All fences proposed in conjunction with the model homes and sales office shall be located outside the public right-of-way;
- i. Flags, pennants, or other on-site advertising shall be regulated pursuant to the sign regulations of the municipal code;

- j. Use of signs shall require submission of a sign permit application for review and approval by the Department prior to installation;
 - k. 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.
 - l. The sales office may be located in a garage, trailer or dwelling;
3. Travel trailers, recreational vehicles, or manufactured homes 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, manufactured home 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 manufactured home 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 accessible parking stalls for persons with disabilities. “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, manufactured homes 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. (Ord. 591 § 2, 2021; Ord. 566 § 3, 2019)

Chapter 13.08 Development Review

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13.08.020 Projects requiring development review

A. An application for development review is required and the Director is authorized to grant a development review permit involving the issuance of a building permit for construction or reconstruction of a structure which meets any of the criteria below. The Director may require a public hearing and City Council review based on the potential impacts to adjacent properties.

- 1. New commercial, industrial, institutional, or residential construction on vacant property.
- 2. One or more structural additions or new buildings involving commercial, industrial, institutional, or multiple family residential uses, with a total floor area of 2,500 square feet or more.
- 3. Reconstruction or alteration of existing commercial, industrial, institutional, or residential buildings on sites when the alteration significantly affects the exterior appearance of the building or traffic circulation of the site. Exceptions are maintenance or improvement of landscaping, parking,

exterior re-painting or other common building and property maintenance activities.

- B. For detached single-family development, the following shall apply:
1. Development review for detached single-family development shall be required for all major subdivision maps and for development of all property within the hillside overlay district.
- C. The Director must set a public hearing for any application for a development review permit for any of the following:
1. Multifamily residential project;
 2. Single-family resident project requiring a tentative parcel or tentative subdivision map;
 3. A commercial or industrial project containing more than 50,000 square feet of building floor area;
 4. The conversion of residential, commercial or industrial buildings to condominiums.
- D. The requirement for approval of a development review plan may be waived by the Director if the purposes and criteria of these procedures are met by a conditional use permit. A decision on a request for waiver may be appealed as provided by the appeal procedure commencing at Section [13.04.070](#). (Ord. 599 § 2, 2022; Ord. 572 § 3, 2020; Ord. 568 § 3, 2019; Ord. 566 § 3, 2019)

13.08.030 Authority.

- A. The Development Review Committee is established to be advisory to the Director.
- B. The Development Review Committee is comprised of members of the Department, Engineering Department, Sheriff's Department, and the Fire Department. Review by the committee will consider items such as, but not limited to, circulation, street improvements, right-of-way dedication, utility easements, grading, drainage facilities, storm drain improvements, Uniform Building Code requirements, security, fire flow, emergency access, location of fire hydrants, water and sewer line connections and sizing, water pressure, streetscape and landscape standards, and setbacks and will recommend changes in any development for compliance with adopted codes and standards. They may also make recommendations to the Director on any policy issues or areas not covered by existing codes and standards.
- C. The Director shall have the authority to prepare, and revise as required, a development review manual, to assist residents and property owners in understanding the development review procedures. The manual will establish submittal requirements

and development review standards pertaining to architecture, development, signs, circulation, parking, fences, lighting, streetscape, landscaping, etc. (Ord. 566 § 3, 2019)

Chapter 13.10 RESIDENTIAL DISTRICTS

13.10.030 Residential Use Regulations

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F. Special Use Regulations

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5. Manufactured homes.

- a. One manufactured home is permitted on a lot in a single-family residential district subject to the following requirements:
 - i. It is a manufactured home that was constructed on and after June 15, 1976, and was issued an insignia of approval by the California Department of Housing and Community Development or a manufactured home that has been certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401 et seq.).
 - ii. Has not been altered in violation of applicable codes.
 - iii. It is occupied only as a single detached residential dwelling.
 - iv. Is subject to all provisions of this title applicable to residential structures.
 - v. Is attached to a permanent foundation system in compliance with the provisions of Section 18551 of the [Health and Safety Code](#). The permanent foundation shall be pit-set with perimeter stem walls.
 - vi. Is covered with an exterior material customarily used on conventional dwellings. The exterior covering material shall extend to the ground, except that when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.
 - vii. Has a roof with a pitch of not less than two-inch vertical rise for each 12 inches of horizontal run and consisting of

shingles or other material customarily used for conventional dwellings.

- viii. . Has a roof overhang of not less than one foot measured from the vertical side of the manufactured home. When carports, garages, porches, or similar structures are attached as an integral part of the manufactured home, no eave is required where the accessory structure is attached to the manufactured home.
 - ix. Prior to installation of a manufactured home on a permanent foundation system, the manufactured home owner or a licensed contractor shall obtain a building permit from the Department. To obtain such a permit, the owner or contractor shall comply with all requirements of Section 18551(a) of the [Health and Safety Code](#).
 - x. The owner shall comply with the regulations established pursuant to Section 18551(b) of the [Health and Safety Code](#) for the cancellation of registration of a manufactured home. The owner shall also comply with the provisions of Section 18550(b) of the [Health and Safety Code](#).
 - xi. The Director shall determine that the proposed project is in compliance with all applicable requirements and conditions prior to issuing final approval for occupancy.
 - xii. Unless otherwise specified, no modification may be granted from these requirements or from the requirements specified in Title 25 of the [California Code of Regulations](#), which are not subject to local modification.
- b. This subsection (F)(5) does not apply to a manufactured home, as defined in Section 18007 of the California Health and Safety Code, that is approved by the City as an accessory dwelling unit in accordance with Section 13.10.045 of the Santee Municipal Code. Such accessory dwelling units shall instead be subject to the regulations provided in Section 13.10.045.

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	30-36
3. Minimum Lot Dimensions (width/depth) (feet)	150 ¹ /150	100 ¹ /100	80 ¹ /100	60 ¹ /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

	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
9. Common Open Space (sq. ft. per unit) ^{3, 4}	—	—	—	—	150	150	100	100

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. 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 ¹ (in square feet)	none	none
2. Minimum Lot Dimensions (width/depth) (feet)	none	none

	R-7	R-14
3. Maximum Lot Coverage	55%	60%
4. Minimum Setbacks ² (in feet)		
Front ³	10	10
Exterior side yard	5	5
Interior side yard	5	5
Rear	10	10

Notes:

1. Flag lots are prohibited within a planned residential development.
2. For new PRDs, a minimum 10-foot building setback shall apply along all property lines.
3. The driveway for each required garage shall be a minimum of 20-feet long.

13.10.045 Accessory Dwelling Units

1. Accessory dwelling unit” or “ADU” means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:
 - a. An efficiency unit, as defined by Section 17958.1 of the California [Health and Safety Code](#); and
 - b. A manufactured home, as defined by Section 18007 of the California [Health and Safety Code](#).
 - c. Accessory structure” means a structure that is accessory and incidental to a dwelling located on the same lot.
 - d. Attached accessory dwelling unit” means an attached ADU that shares at least one wall with the primary dwelling.
2. Complete independent living facilities” means permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.
3. Detached accessory dwelling unit” means a detached ADU that does not share any wall with the primary dwelling.
4. Efficiency kitchen” means a kitchen that includes each of the following:

- a. A cooking facility with appliances.
 - b. A food preparation counter and storage cabinets that are of a reasonable size in relation to the ADU.
5. Junior accessory dwelling unit” or “JADU” means a residential unit that satisfies all of the following:
- a. It is no more than 500 square feet in size.
 - b. It is contained entirely within an existing or proposed single-family residence. An enclosed use within the residence, such as an attached garage, is considered to be a part of and contained within
 - c.

It includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family residence.

- d. Contains its own separate bathroom or, if it does not include a separate bathroom, contains an interior entrance to the main living area of the existing or proposed single-family residence.
- e. Contains an exterior entrance that is separate from the main entrance to the proposed or existing single-family residence,
- f. It includes an efficiency kitchen, as defined in subsection (C)(6) above.

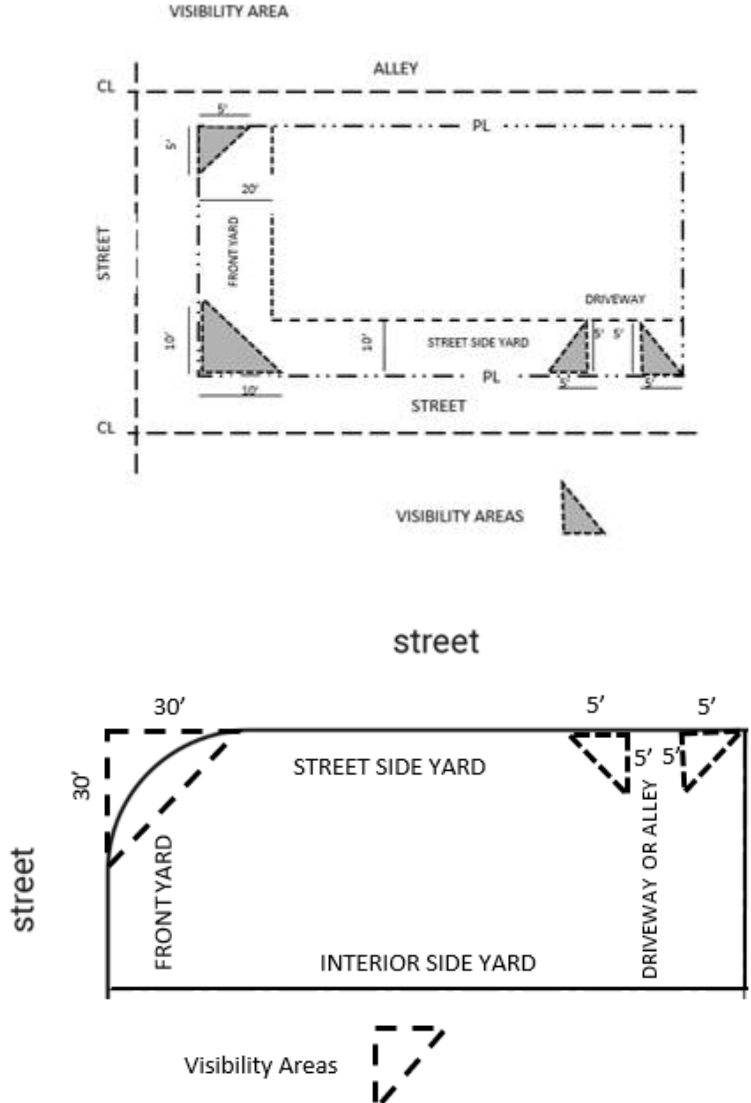
13.10.050 Special development criteria

A. 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 nonview-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.

- A visibility clearance area shall be required on lots adjacent to an alley, driveway or street 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 measured along the face of curb bounded by the alley, driveway, or street right-of-way lines of such lots and a line joining points along said alley, driveway, or street lines from the point of intersection as shown in the Visibility Area diagram below. The distance may be reduced if the Director determines that the reduced distance would not create a public health and safety hazard. The distance may be increased if the Director determines that a greater distance is required to maintain public health and safety.



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](#).

Chapter 13.12 COMMERCIAL/OFFICE DISTRICTS

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

Use	OP	NC	GC
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

Use	OP	NC	GC
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	—	—	PC
d. Washing and detailing including full service carwash, self-service carwash, and / or express carwash	—	MC	C
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
g. Recreational vehicle storage facility	—	—	C
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

Use	OP	NC	GC
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

Use	OP	NC	GC
h. Liquor stores	—	C	C
i. Clubs and lodges with alcoholic beverage service	—	C	C
j. Micro-breweries, provided all equipment, supplies and materials are kept within an enclosed building	—	—	P
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. Laundry, self-service	—	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

Use	OP	NC	GC
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. Self-storage, public storage	—	—	C
60. Shoe stores, sales and repair	—	P	P
61. Shopping center subject to provisions in Section 13.12.030(F)	—	C	C
62. Small collection facility	P	P	P
63. Spiritualist readings or astrology forecasting	—	—	P
64. Sporting goods stores	—	P	P
65. Stamp and coin shops	—	P	P
66. Swimming pool or spa sales and/or supplies	—	P	P
67. Tailor or seamstress	P	P	P
68. Tanning salon, massage, and other body conditioning services	—	P	P

Use	OP	NC	GC
69. Tattoo parlor and/or body piercing salon	—	—	P
70. Taxidermist	—	—	P
71. Television, radio sales and service	—	P	P
72. Tire sales and installation, not including retreading and recapping	—	—	P
73. Toy stores	—	P	P
74. Travel agencies	P	P	P
75. Transportation facilities (train, bus, taxi depots)	C	C	C
76. 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

Use	OP	NC	GC
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.

F. Special Use Regulations.

1. Amusement Devices. The use of amusement devices, as defined in Section 13.04.140, as an accessory use to a permitted use, shall be regulated based on the following criteria:
 - a. No more than five devices may be permitted per business without approval of a conditional use permit. Each machine and playing area shall occupy a minimum of 10 square feet of floor area.
 - b. The devices shall not obstruct or crowd entries, exits, or aisles.
 - c. Adult supervision (persons aged 21 and above) is required and the devices must be placed in an area which is visible to the supervisor at all times.
2. Arcades. A conditional use permit is required to establish an arcade, as defined in Section 13.04.140. The following information is required to process the permit application: Adult supervision to be provided, hours of operation, proximity to schools and other community uses, compatibility with the surrounding neighborhood and businesses, noise attenuation,

bicycle facilities, size and location of interior waiting areas and any other information deemed necessary by the Director.

a. Each application shall contain a description of the types of machines, a floor plan, and any other information deemed necessary by the Director.

3. Shopping Centers. To ensure that the goals and policies of the General Plan are implemented, a conditional use permit shall be required for shopping centers. In such a review, the following criteria shall be considered:

a. The transition from more sensitive land uses and buffering methods to mitigate commercial activities such as loading, lighting, and trash collection;

b. The center has been planned as a group of organized uses and structures;

c. The center is designed with one theme, with buildings and landscaping consistent in design (similar architectural style, similar exterior building materials, and a coordinated landscaping theme);

d. The center makes provisions for consistent maintenance, reciprocal access and reciprocal parking;

e. Vehicle and pedestrian access is coordinated and logically linked to provide a comprehensive circulation system;

f. The development or approval of any portion of a center shall require the development of a conceptual development plan which shall consider such things as, but not limited to, circulation, uniform architectural design, drainage/grading, buffers, phased improvements and landscaping.

4. Congregate Care Facility Amenities. All new congregate care facilities shall provide adequate amenities, that may include, and not be limited to, swimming pools, fitness centers, spas, card rooms, billiards/game rooms, music rooms, reading rooms, internet lounges, etc., to the satisfaction of the Director.

G. Condition of Uses.

1. Outdoor Displays and Sales of Merchandise. All businesses shall be conducted completely within an enclosed building. The following outdoor sales and commercial activities may be permitted to operate outdoors, within their respective districts and subject to any required reviews and permits:

- a. Automobile, boat, trailer, camper, and motorcycle sales and rental (subject to a conditional use permit);
 - b. Building material, supplies and equipment, rental and sales (subject to a conditional use permit);
 - c. Farmer's market (subject to the provisions of subdivision (3) of this subsection,) fruit and vegetable stands (requires temporary use permit);
 - d. Horticultural nurseries (subject to a conditional use permit);
 - e. Gasoline pumps, oil racks, and accessory items when located on pump islands;
 - f. Outdoor display of merchandise as accessory to current on-site business (subdivision (3) of this subsection);
 - g. Outdoor recreation uses;
 - h. Parking lot and sidewalk sales (subject to Section 13.06.070, Temporary uses, set forth in this chapter);
 - i. Outdoor eating areas (subject to a minor conditional use permit). For accessory outdoor eating areas in conjunction with a food establishment that features take-out service; see subdivision (5) of this subsection; and
 - j. Other activities and uses similar to those above as determined by the Director.
2. **Parking Lot and Sidewalk Sales.** Parking lot and sidewalk sales are permitted in the commercial districts as described in Section 13.06.070 of this title.
 3. **Outdoor Display of Merchandise Accessory to Current On-Site Business.** Any outdoor display must be done in conjunction with the business being conducted within the building and shall comply with the following regulations:
 - a. The aggregate display area shall not exceed 25% of the linear frontage of the storefront or six linear feet, whichever is greater;
 - b. Items shall not project more than four feet from the storefront;
 - c. No item, or any portion thereof, shall be displayed on public property; provided, however, items may be displayed within the

public right-of-way if an encroachment permit has first been procured from the City;

- d. Items shall be displayed only during the hours that the business conducted inside the building on the premises is open for business;
 - e. No item shall be displayed in a manner that causes a safety hazard; obstructs the entrance to any building; interferes with, or impedes the flow of, pedestrian or vehicle traffic; is unsightly or creates any other condition that is detrimental to the public health, safety or welfare or causes a public nuisance.
4. Farmer's Markets. Parking lot display and sale of produce and other agricultural products such as, but not limited to, fruits, vegetables, nuts, honey, eggs, herbs, flowers and plants may be permitted in the general commercial zone subject to approval of a minor conditional use permit and the following criteria:
- a. The design, location and size of booths or method of display, signage, and the associated facilities and times of operation shall be reviewed and approved through the minor conditional use permit process;
 - b. A parking study shall be provided to determine if adequate off-street parking and traffic and pedestrian circulation exists for all existing on-site uses while the market is open for business;
 - c. All required permits from the San Diego County Health Services Department shall be obtained.
5. Accessory Eating Areas Permitted. The following performance standards shall apply to outdoor eating:
- a. The outdoor eating area shall be arranged in such a way that it does not create a hazard to pedestrians or encroach on a required building exit;
 - b. The outdoor eating area cannot be located in any driveway, parking space, landscaped area, or required setback;
 - c. The outdoor eating area must be maintained so that it is not unsightly and does not create a condition that is detrimental to the appearance of the premises or surrounding property;
 - d. Signage may not be placed on the outdoor furniture or umbrellas, which advertise the business, service or use, or any product unless otherwise permitted by the sign ordinance.

- e. Parking shall comply with Section 13.24.040 of this title.
6. Specialized Retail Sales and Food Services from Pushcarts. The following standards apply to all requests to establish a pushcart for specialized retail sales or food sales on private property in the general commercial, neighborhood commercial or office professional zones.
- a. Pushcarts shall be located on private property and shall not be located in areas that:
 - i. Reduce the amount of required parking on the site.
 - ii. Interfere with vehicular or pedestrian circulation.
 - iii. Present a traffic hazard.
 - iv. Result in the removal of mature landscaping (unless additional landscaping is provided elsewhere on the subject site).
 - v. Within the town center specific plan area, pushcarts shall not be located within any corridor open space area.
 - b. The pushcart owner or, if the owner does not operate the business, the pushcart operator is required to obtain a City business license and any required permits from the building division. A health permit from the County Department of Health Services may also be required.

H. Abandoned or Converted Service Stations.

- 1. Abandoned Service Stations. Service stations which become vacant or cease operation beyond 180 days shall be required to remove all underground storage tanks (unless waived by the Santee Fire Department), remove all gasoline pumps and pump islands, and shall remove freestanding canopies. In order to prevent said action, the owner must supply the Director with written verification prior to the 180th day from the time operations ceased that an allocation of gas has been received and operation of the station will commence within 30 days of the date of written correspondence. If the service station is to resume operation after the 180 days, then the Director shall require the processing and approval of a development review application to ensure that the facilities will be reasonably upgraded and maintained. This could include such things as, but not limited to, replanting existing landscape areas, installing new landscape areas, painting of structures, upgrading or installing trash enclosures, striping parking spaces, installation of signs in conformance with adopted sign provisions, resurfacing vehicle access and parking areas, and installation of missing street improvements.

2. **Converted Service Stations.** Buildings and structures which were originally designed as a gasoline service station and which are proposed to be used for another use shall be subject to a development review or conditional use permit. The conversion of the facilities to another use may require upgrading and remodeling for such things as, but not limited to, removal of all gasoline appurtenances, removal of canopies, removal of improvements or modification of existing improvements to conform to access regulations, and exterior remodeling.

I. **Conversion of Residential Structures, Including Hotels and Motels.** No structure originally designed as a residence, including hotels and motels, or as an auxiliary structure or addition to a residence, shall be used for any commercial or office uses unless the building and site are improved to meet all code requirements for an office or commercial development. This includes such things as, but not limited to, building code requirements, fire code requirements, and zoning ordinance requirements. A resident may convert up to 50% of the gross floor area of the existing residence to a business use and continue to reside in the residence, provided the resident is also the owner of the business and subject to the provisions of this subsection. Any expansion of a residence that is legal nonconforming shall comply with Section 13.04.110(F) of this title. Such a conversion may also be subject to the conditional use permit process, as required by the base district use regulations contained in Table 13.12.030A. (Ord. 591 § 2, 2021; Ord. 566 § 3, 2019)

Chapter 13.14 INDUSTRIAL DISTRICTS

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
12. Renewable Energy Storage Facility, subject to provisions of Section 13.14.030(L)	—	C
B. Storage Trades		
1. Contractors yards, subject to the provisions of Section 13.14.030(G)	—	MC

Uses	IL	IG
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. Self- 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

Uses	IL	IG
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	—
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	—

Uses	IL	IG
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	—

Uses	IL	IG
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)(14) 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
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

Uses	IL	IG
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

G. Outdoor Uses.

1. All uses and activities shall be conducted completely within an enclosed building with the exception of outdoor storage, which is a permitted use subject to the provisions of subdivision (2) of this subsection. The following uses and activities may be permitted to operate outdoors, within their respective districts and subject to any required reviews and permits pursuant to this code.
 - a. Mining;
 - b. Building materials and lumber storage yards and/or contractors yards;
 - c. Building materials manufacturing;
 - d. Building equipment storage, sales, rentals;
 - e. Automobile fleet storage;
 - f. Trailer, truck or bus terminal;
 - g. Recreational vehicle storage yard;
 - h. Automobile sales, rentals, or washes;
 - i. Gasoline service stations;
 - j. Boat and camper sales;

- k. Agricultural uses;
 - l. Outdoor recreation facilities;
 - m. Outdoor eating areas (subject to a minor conditional use permit). For accessory eating areas in conjunction with a food establishment that features takeout services, see subsection J of this section;
 - n. Telecommunication facilities (See Chapter 13.34);
 - o. Satellite dish antennas (See Chapter 13.34);
 - p. Other activities and uses similar to those above as determined by the Director.
2. Outdoor Storage. The outdoor storage of materials accessory to a permitted or conditionally permitted use occupying the subject site shall obtain any necessary permits and comply with the following standards:
- a. All outdoor storage which faces and is visible from a mobility element street or an exterior public street to the industrial subdivision, or which abuts property used for residential purposes, shall be enclosed with a solid decorative concrete, masonry, wood frame and stucco, or decorative block walls at least six feet high. In all other cases the outdoor storage shall be screened with material which is 100% view obscuring. The type and design of the screening material is subject to the approval of the Director. All gates provided for ingress and egress in any required fence or wall shall be at least six feet in height and shall be of view-obscuring construction, compatible with the fence or wall design.
 - b. Stored materials shall be stacked in outdoor storage areas to a height no greater than that of any building, wall, fence, or gate enclosing the storage area and shall not be visible from a public street.
 - c. No storage shall be permitted in a required setback area or required landscape area.
 - d. No storage shall be permitted in a required parking space or driveway and at no time shall said storage area impede the use of any required parking space or driveway. Outdoor storage is not allowed within any secured parking area established pursuant to Section 13.14.040(C).
 - e. The limits of the outdoor storage area shall be clearly defined on the site.

- f. The outdoor storage shall be limited to materials, products, or equipment used, produced or manufactured on site by the business requesting the storage. On-site parking of fleet/company vehicles used regularly in the operation of the business, equipment attached to fleet/company vehicles, short-term customer and staff parking, and approved trash enclosures shall not be considered outdoor storage. (See Section 13.14.030(B)(4) for fleet storage.)

H. The following shall be used in the review of prefabricated structures:

1. The use of prefabricated structures shall be compatible with surrounding uses.
2. The design of the prefabricated structures shall be compatible with and complimentary to existing structures on the site. They must conform to all standards, goals and objectives of the Santee zoning ordinance and General Plan and have adequate public facilities available.
3. Adequate screening from adjacent residential areas and public streets shall be provided.
4. A permanent foundation system shall be provided, unless otherwise approved.
5. Access shall be provided for persons with disabilities, unless otherwise approved.

I. Conversion of Residential Structures. No structure originally designed as a residence (including hotels and motels), or as an auxiliary structure or addition to a residence, shall be used for any industrial uses unless the building and site are improved to meet all code requirements for such a development. This includes, but is not limited to, building code requirements, fire code requirements and the zoning code requirements. A resident may convert up to 50% of the gross floor area of the existing residence for business purposes and continue to reside in the residence, provided the resident is also the owner of the business, and subject to the provisions of this chapter. Any expansion of a residence that is legal nonconforming shall comply with Section 13.04.110(F) of this title. A conversion may be subject to a conditional use permit, or minor conditional use permit process as required by the base district use regulations contained in Table 13.14.030A.

J. Accessory Eating Areas Permitted. The following performance standards shall apply to outdoor eating:

1. The outdoor eating area shall be arranged in such a way that it does not create a hazard to pedestrians or encroach on a required building exit.
2. The outdoor eating area cannot be located in any driveway, parking space, landscaped area or required setback.

3. The outdoor eating area must be maintained so that it is not unsightly and does not create a condition that is detrimental to the appearance of the premises or surrounding property.
4. Signage may not be placed on the outdoor furniture or umbrellas which advertises the business, service or use, or any product unless otherwise permitted by the sign ordinance.
5. Parking shall comply with Section 13.24.040 of this title.
6. Access shall be provided for persons with disabilities.

K. Emergency shelters are permitted on North Woodside Avenue, on the following assessor parcel numbers, subject to a nondiscretionary development review permit pursuant to Government Code Section 65583(a)(4), 381-170-64-00, 381-170-25-00, 381-170-28-00, 381-170-54-00, 381-170-53-00, 381-170-46-00, 381-170-61-00, 381-170-62-00 or any subsequent APN for these specific sites, subject to compliance with the following:

1. An emergency shelter shall not be located within 300 feet of another shelter, pursuant to Government Code Section 65583(a)(4) (A)(v).
2. The agency or organization operating the shelter shall submit a facility management plan containing facility information, including the number of persons who can be served nightly, the size and location of onsite waiting and intake areas, the provision of onsite management, exterior lighting details, and onsite security during hours of operation, as established in Government Code Section 65583(a)(4)(A).

L. Renewable Energy Storage Facility. A renewable energy storage facility is defined as a structure incorporating machinery or equipment, designed to store renewable energy. The following standards shall apply:

1. All equipment and all storage areas shall be located within an enclosed building.
2. Decorative fences and/or walls, trees and other forms of landscaping shall be used to minimize visibility of structures.
3. All structures shall incorporate architectural elements that visually enhance surrounding development.
4. Service areas and parking areas shall be buffered from adjacent development that is not of a similar nature by setbacks, landscaping, fences, and/or walls.

5. Facilities shall comply with the performance standards in Section 13.30.030. (Ord. 599 § 2, 2022; Ord. 591 § 2, 2021; Ord. 566 § 3, 2019)

Chapter 13.20 SPECIFIC PLAN DISTRICT

13.20.040 General provisions.

A. Applicant-Generated. The preparation of a specific plan, and concurrent zoning and/or General Plan amendment(s), may be started by an applicant or property owner. The use of a specific plan is appropriate where site-specific regulation beyond the scope of this title would be beneficial based upon features or unique characteristics of the property, such as innovative development in the form of buildings, construction, design, or use combinations.

B. General Plan Consistency. All uses shall be consistent with the intent of the Santee General Plan and this title. Any specific plan proposal shall include a statement of the relationship of the specific plan to the General Plan.

C. Regulating Document. A specific plan may either supplement or supersede land use regulations of this title, including all previously adopted ordinances, standards, and guidelines. Upon adoption of a specific plan and requisite zoning/General Plan amendments, the specific plan shall replace and take precedence over the zoning regulations of this title for the subject property. Where the regulations of a specific plan are silent, the zoning code regulations and all adopted ordinances, regulations, standards, and guidelines of the City shall apply, as deemed appropriate by the Director.

D. Specific plans shall contain planning policies and regulations, and may combine zoning regulations and other regulatory requirements into one document. Specific plans shall provide a fiscal assessment, identification of required public improvements, public improvement and development phasing, financing plans and a development agreement. (Ord. 580 § 3, 2020)

13.20.050 Required content.

A specific plan shall provide regulations and design standards governing the minimum and maximum development parameters of all real property within the identified specific plan area. A specific plan shall include a statement of its relationship and consistency with the General Plan, and compliance with Article 8 of Chapter 3 of the California [Government Code](#), commencing with Section 65450, and as may be amended by the State. The City maintains full authority and discretion to determine how a specific plan will be prepared. At minimum, a specific plan shall address the following:

A. Purpose. State the relationship to the goals and policies of the General Plan.

B. Setting. State the existing and regional setting to establish the conditions and reasons for the project.

C. Proposed Land Uses. Establish the distribution, type, definitions of, and regulations for all proposed land uses.

D. Development Standards. Establish all regulating policies, including all the following standards for all building types:

1. Building height, setbacks, massing, and design standards;
2. Lot area, width, and depth;
3. Maximum number of dwelling units and the maximum residential density of the specific plan area and designated land uses consistent with the General Plan;
4. Usable open space provisions and requirements within the development;
5. Off-street parking and loading facilities;
6. Architectural and site planning design and development standards, which may include design themes or similar architectural treatments to control future construction of buildings on parcels covered by the adopted plan; and
7. Signage requirements, if different from the standards of this title, to be addressed by a unique sign program codified in the specific plan.

E. Site Planning. Establish a comprehensive map of all streets, open spaces, private and public property, and land uses for all affected properties, consistent with the intent of the General Plan and this title.

1. Provide site planning at the perimeter of the area boundaries for the mutual protection of the specific plan and the surrounding properties.
2. Site orientation to use available solar, wind, and natural setting benefits of the site, and to retain natural features and amenities found on site.
3. Provide landscape architectural concept plans and standards, including project entries, streetscapes, fencing details, lighting, signage, and street furniture.

F. Infrastructure. Identify the proposed distribution, extent, intensity, and location of major components of public and private circulation/transportation, drainage, energy, sewers, solid waste disposal, water, and other essential facilities proposed.

1. Include physical and fiscal plans for the construction, improvement, or extension of transportation facilities, public utilities, and all other public facilities/services required to serve the specific plan area.
2. All public rights-of-way within or abutting the development shall remain within applicable City specifications unless authorized by the Director of .
3. Include layout and design of private streets and alleys; such private facilities shall be privately owned and maintained without public cost and maintenance responsibility for their intended purpose.
4. Consideration of other forms of access, such as pedestrian ways, paseos, courts, plazas, driveways, trails, or open public parking areas may be made at the time of specific plan consideration by the City.

G. Maintenance. Provisions ensuring the continued maintenance of private property, grounds, and all common areas.

H. Phasing. Development phasing for the full life of the project and anticipated schedule, including start date and completion of each construction phase.

I. Text and Graphics. A textual document incorporating graphics, including an executive summary and any additional information identified by the Director as pertinent to conveying the development intent, standards, and outcomes of the specific plan. (Ord. 580 § 3, 2020)

Chapter 13.24 PARKING REGULATIONS

13.24.030 Design standards.

Design standards are established by this section to set basic minimum dimensions and guidelines for design, construction and maintenance of parking within both the residential, commercial and industrial districts.

A. General. The following standards shall apply to the residential, commercial and industrial districts.

1. Stall Size. Each parking space shall consist of a rectangular area not less than nine feet wide by 19 feet long. Parallel spaces shall be a minimum of nine feet wide by 25 feet long. All parking spaces should have a vertical clearance of not less than seven and one-half feet. Parking spaces may overhang adjacent landscape areas up to a maximum of two and one-half feet, provided the overhang does not extend into any required landscape setback area.
2. All provisions for accessible parking spaces for persons with disabilities shall conform to State law.

3. Paving. Parking and loading facilities shall be surfaced and maintained with asphalt concrete, concrete, or other permanent surface material sufficient to prevent mud, dust, loose material, and other nuisances from the parking or loading facility to the MS4. Where feasible, permeable surfaces, such as permeable concrete or permeable pavers, shall be used for parking lots. Crushed aggregate, rock, dirt or similar types of surfacing shall not be used as a parking or loading facility surface.
4. Drainage. All parking and loading facilities shall be graded and provided with permanent storm drainage facilities. Surfacing, curbing, and drainage improvements shall be sufficient to preclude free flow of water onto adjacent properties or public streets or alleys, and to preclude standing pools of water within the parking facility. Where feasible, infiltration BMPs shall be integrated into the drainage design to reduce the quantity and velocity of stormwater discharging to the MS4 from the parking or loading facility.
5. Safety Features. Parking and loading facilities shall meet the following standards:
 - a. Safety barriers, protective bumpers or curbing, and directional markers shall be provided to assure pedestrian/vehicular safety, efficient utilization, protection to landscaping, and to prevent encroachment onto adjoining public or private property.
 - b. Visibility of pedestrians, bicyclists and motorists shall be assured when entering individual parking spaces, when circulating within a parking facility, and when entering and exiting a parking facility.
 - c. Internal circulation patterns, and the location and traffic direction of all access drives, shall be designed and maintained in accord with accepted principles of traffic engineering and traffic safety.
6. Lighting. Lights provided to illuminate any parking facility or paved area shall be designed to reflect away from residential uses and motorists. It is the intent to maintain light standards in a low-profile design and to be compatible with the architectural design. Light standards shall not exceed 15 feet in overall height from the finished grade of the parking facility except that light standards up to 25 feet in height may be permitted if it is determined by the Director that the size of the parking area and site design warrant a taller light standard. Illumination onto adjacent properties shall comply with the performance standards contained in Chapter [13.30](#) of this title.
7. Noise. Areas used for primary circulation for frequent idling of vehicle engines, or for loading activities shall be designed and located to minimize

impacts on adjoining properties, including provisions for screening or sound baffling.

8. Screening. Unenclosed off-street parking areas shall be screened from view from public streets and adjacent more restrictive land uses. Screening may consist of one or any combination of the following methods, upon the approval of the Director:
 - a. Walls. Low profile walls, three and one-half feet in height, shall consist of stone, brick or similar types of decorative solid masonry materials.
 - b. Planting. Plant materials, when used as a screen, shall consist of compact evergreen plants. They shall be of a kind, or used in such a manner, so as to provide screening, have a minimum height of three and one-half feet, within 18 months after initial installation, or screening as per subdivision (a), (b) or (c) shall be installed.
 - c. Berms. Earthen berm at least three and one-half feet above grade.
 - d. In order to allow police surveillance into parking lots, the screening requirements in subdivisions (a), (b) and (c) above shall be designed to provide for view corridors into the site from adjacent streets and properties to the satisfaction of the Director.
9. Striping. All parking stalls shall be clearly outlined with single lines on the surface of the parking facility or any other permanent space designator (trees, shrubs, etc.) approved by the Director. In all parking facilities all aisles, approach lanes, and maneuvering areas shall be clearly marked with directional arrows and lines to expedite traffic movement.
10. Maneuvering. Parking and maneuvering areas shall be arranged so that any vehicle entering a public right-of-way can do so traveling in a forward direction, except for single-family residential districts.

B. Residential.

1. The following design standards shall apply to the residential districts and developments:
 - a. Each covered off-street parking space in a carport or multi-space common garage shall be a minimum of nine feet in width and 19 feet in depth of unobstructed area provided for parking purposes. The required minimum measurements may not include the exterior walls or supports of the structure.
 - b. One car garages for single-family or multifamily dwellings shall have a minimum interior dimension of 12 feet in width and 20 feet in

depth of unobstructed area provided for parking purposes. In the high density residential (R-22 and R-30 zones), an enclosed single-car garage shall be a minimum of 10 feet in width, 20 feet in length, and provide a minimum vertical clearance of seven and one-half feet.

- c. Parking in the urban residential (R-30) zone shall be integrated with the building design such that surface parking is minimized. On-site parking may be provided in private garages, in common parking garages where parking is either at grade or partially below grade with the building's use above (example, podium parking), or in separate parking structures on site. Unenclosed surface parking for delivery and visitor parking would be allowed. See subsection (B)(8) for common parking garage standards.
 - d. Two-car garages for single-family or multifamily dwellings shall have a minimum interior dimension of 20 feet in width and 20 feet in depth of unobstructed area provided for parking purposes.
 - e. Below grade or partially below grade podium style parking is also an acceptable design alternative in the R-14 and R-22 zones.
 - f. The parking of two vehicles in-line may be counted towards the parking requirements when: (i) both vehicles have independent access to a public or private street or drive aisle; (ii) the development site is located within 0.25 mile of a transit stop; or (iii) when used as a density bonus incentive or concession. This provision does not apply on mobile home park (MHP) overlay zone districts, or to accessory dwelling units or junior accessory dwelling units.
2. Driveways providing access to garages, carports and parking areas serving four or less dwelling units shall be a minimum width of 20 feet. Exceptions may be approved by the Director for individual single-family homes. Where feasible, shared driveways shall be used to reduce impermeable area, and, where feasible, permeable surfaces, such as permeable concrete or permeable pavers, shall be used.
 3. Driveways providing access to garages, carports and parking areas serving five or more dwelling units shall be a minimum of 26 feet in width. Where feasible, shared driveways shall be used to reduce impermeable area, and, where feasible, permeable surfaces, such as permeable concrete or permeable pavers, shall be used.
 4. Notwithstanding subdivisions 2 and 3 of this subsection, all driveways and access way widths and designs must be approved by the Santee Fire Department for purposes of emergency accessibility.

5. No property owner shall sublease, sublet or otherwise make available to residents of other properties, the off-street parking spaces required by this section.
6. All required covered off-street parking spaces shall be located conveniently accessible to the dwelling unit served by such parking space.
7. Residential developments which provide private streets shall be planned, designed and constructed to meet minimum City engineering and Santee Fire Department requirements for private streets.
8. The following design standards shall apply to parking garages:
 - a. All parking stalls shall be minimum nine feet in width and 19 feet in depth.
 - b. Storage lockers, when provided, shall not encroach into a parking stall.
 - c. A storage/maintenance room shall be included in the facility.
 - d. High efficiency lighting shall be used in conjunction with daylighting for above grade structures.
 - e. Elevators and stairwells shall be designed to allow complete visibility for persons entering and exiting.
 - f. Floor surfaces shall be nonslip surfaces.
 - g. Security devices shall be installed such as surveillance cameras, audio and emergency call buttons.
 - h. When mechanical ventilation systems are required, they shall be high efficiency systems and back-up power systems shall be installed.
 - i. Emerging technologies to meet the needs of users, such as electrical charging stations, shall be installed when appropriate.
 - j. Points of intersection between pedestrians and vehicles shall be designed for adequate safety of movement; separate paths for the pedestrian from their cars to specific points of destination shall be integrated in the facility.
 - k. Wayfinding signs shall be installed.

C. Commercial, Industrial, Institutional, Community Facilities. The following design standards shall apply to commercial, institutional, and community facility use:

1. Those areas designated for use by motorcycles shall consist of a minimum usable area of 54 square feet.
2. Access Driveways. Where feasible, shared driveways shall be used to reduce impermeable area, and, where feasible, permeable surfaces, such as permeable concrete or permeable pavers, shall be used. Access driveways shall provide the minimum widths below unless otherwise approved by the Director.
 - a. Two-way access driveways shall have a minimum width of 26 feet.
 - b. One-way access driveways shall have a minimum width of 16 feet.
3. Notwithstanding subsection (C)(2) of this section, all driveway and access way widths and designs must be approved by the Santee Fire Department for purposes of emergency accessibility.

D. Parking Lot Striping and Markings. Parking stall striping directional arrows and parking stall identification shall meet the following standards:

1. All parking stalls shall be painted with a single four-inch wide continuous line.
2. All aisles, entrances and exits shall be clearly marked with directional arrows painted on the parking surface.
3. All accessible parking stalls for persons with disabilities shall be individually labeled and signed in accordance with California Code of Regulations Title 24, Part 2 and California [Vehicle Code](#) standards. (Ord. 599 § 2, 2022; Ord. 572 § 5, 2020; Ord. 566 § 3, 2019)

13.24.040 Parking requirements.

The following sections list the minimum amount of parking for each category of uses, special requirements and optional requirements.

A. Residential.

1. Single-Family Detached Dwellings (Conventional). Two parking spaces within a garage.
2. Multifamily development and mobilehome parks:
 - a. Studio, one bedroom: one and one-half off-street parking spaces per unit of which one space shall be in a garage or carport. In the R-30 urban residential zone one parking space is required per studio and one-bedroom unit.

- b. Two or more bedrooms: two off-street parking spaces per unit of which one space shall be in a garage or carport.
 - c. In addition to the required number of parking spaces for each unit, one off-street uncovered parking space shall be provided for each four units for visitor parking. For Planned Residential Developments, private on-street parking may be substituted for visitor parking, where sufficient street pavement width and distance between driveways has been provided. In the R-30 zone, urban residential projects shall provide visitor parking at a ratio of one space for each 10 units, and may be unenclosed.
3. Congregate care facilities: as determined by a parking demand study approved by the Director.

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. For new or redeveloped shopping centers within one-quarter mile of the Santee Light Rail Transit station, parking space requirements shall be reduced by 10% from the current parking requirements. Automobile service and gas station: three spaces plus two for each service bay.
 - d. Financial services, medical offices, administrative offices, and related office uses: one for each 250 square feet of gross floor area. Mortuaries and funeral homes: one parking stall for every 25 square feet or fraction thereof of assembly room or floor area.
2. Automobile Uses:
- a. Washing and detailing including full service carwash, self-service carwash, and / or express carwash: As determined by a parking demand study approved by the Director.

- b. Automobile service and gas station: three spaces plus two for each service bay.
 - c. 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.
3. Commercial Recreation Uses.
- a. Bowling alleys: five for each alley.
 - b. Commercial stables: one accessible space for each five horses boarded on the premises.
 - c. Driving ranges (golf): one per tee, plus the spaces required for additional uses on the site.
 - d. Golf courses (regulation course): six per hole plus the spaces required for additional uses on the site.
 - e. Pitch and putt” and miniature golf courses: three per hole, plus requirements for auxiliary uses.
 - f. Skating rinks, ice or roller: one for each 100 square feet of gross floor area, plus the spaces required for additional uses on the site.
 - g. Swimming pool (commercial): one for each 100 square feet of water surface, plus one stall for each employee, but not less than 10 stalls for any such use.
 - h. Tennis, handball and racquetball facilities: three for each court plus the spaces required for additional uses on the site.
4. Educational Uses.
- a. Elementary and junior high schools: two for each classroom.
 - b. Senior high schools: one for each member of the faculty and each employee, plus one for each six students regularly enrolled.
 - c. Colleges, universities and institutions of higher learning: one for each three students plus one for each two members of the faculty and employees.
 - d. Trade schools, business colleges and commercial schools: one for each three student-capacity of each classroom plus one for each faculty member or employee.

5. Health Uses.
 - a. Convalescent and nursing homes, homes of aged, rest homes, children's homes and sanitariums: one for every four beds in accordance with the resident capacity of the home as listed on the required license or permit.
 - b. Hospitals: 1.75 for each patient bed.
 - c. Athletic and health clubs: one for each 250 square feet of gross floor area. (For the purpose of this subsection, swimming pool area shall be counted as floor area.)
 - d. Congregate care facilities: as determined by a parking demand study approved by the Director.
6. Industrial.
 - a. Self-storage: one for each 5,000 square feet of gross floor area.
 - b. Warehousing and distribution: one for 1,000 square feet of gross floor area.
 - c. For industrial uses not listed above: one for 500 square feet of gross floor area.
7. Places of Assembly.
 - a. Restaurants, taverns, cocktail lounges and other establishments for the sale and consumption on the premises of food and beverages: one space for every 100 square feet of gross floor area. Up to a total of 16 fixed seats are permitted in an accessory outdoor dining area and will not be counted toward the parking requirement.
 - b. Auditoriums, sports arenas, stadiums or similar uses: one for each three seats or one for each 35 square feet of gross floor area where there are no fixed seats.
 - c. Theaters, movies:
 - i. Single screen: one space per three seats, plus five for employees.
 - ii. Multi-screen: one space per four seats, plus five for employees.
 - d. Libraries: one for each 300 square feet of gross floor area.

- e. Museums or art galleries: one space for each 500 square feet of gross floor area.
 - f. Private clubs, lodge halls, dance halls, nightclubs, teenage nightclubs, cabarets, or union headquarters: one for each 75 square feet of gross floor area.
 - g. Churches and other places of assembly not specified above: one for each four fixed seats within the main auditorium or one for each 35 square feet of seating area within the main auditorium or one for each 35 square feet of seating area within the main auditorium where there are no fixed seats; 18 linear inches of bench shall be considered a fixed seat.
8. Other uses:
- a. Day care centers not accessory to an existing business, including preschools and nursery schools: As determined by a parking demand study approved by the Director.
 - b. 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.
 - c. Cemeteries: as specified by conditional use permit.
 - d. Mortuaries and funeral homes: one parking stall for every 25 square feet or fraction thereof of assembly room or floor area.
 - e. 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.
9. Public parks and recreation facilities: as specified by conditional use permit.

Chapter 13.32 SIGNS

13.32.025 Comprehensive sign program.

A. Comprehensive Sign Program for Commercial and Industrial Zones. A comprehensive sign program permit is required prior to issuance of individual sign permits for all new commercial and industrial centers consisting of 10 or more tenant spaces. The purposes of the program are to integrate signs with building and landscaping design to create a unified architectural unit and to:

- 1. Locate signs to avoid conflicts with vehicles and pedestrians and to protect public safety;

2. Employ compatible location and type of construction to ensure well planned signage;
3. Ensure compliance with the sign ordinance.

B. Provisions. An approved sign program may provide additional flexibility in the location, size, and placement of signs above than what would be strictly allowed under this chapter.

C. Method of Application. An application for a comprehensive sign program must be made on forms prescribed by the Director and be filed with the Planning Department.

D. Method of Review. All comprehensive sign programs shall be reviewed and approved by the Director. (Ord. 566 § 3, 2019)

13.32.030 Permit requirements – Review procedures and administration.

A. Sign Permit Required. Except where otherwise provided in this chapter, a sign permit is required prior to placing, erecting, moving, or reconstructing of any permanent sign. A temporary sign permit is required for all temporary signs, unless expressly exempted by this chapter. One or more signs may be approved per sign permit. A sign permit is also required for a comprehensive sign program. The method of application for a comprehensive sign program is described in Section [13.32.025](#) of this chapter. Signs requiring a permit shall comply with the provisions of this chapter and all other applicable laws and ordinances.

1. Method of Application. An application for a sign permit shall be made on forms as prescribed by the Director. Such an application shall be filed with the Department and shall be accompanied by the plans and materials as required by the Director. Sign applications must be accompanied by a building permit if required.
2. Method of Review. The purpose of a sign permit is to ensure compliance with the provisions of this chapter and to ensure that any sign proposal is in conformance with the General Plan, as well as other applicable ordinances and policies of the city. After receipt of a sign application, the Director designee shall render a decision to approve, approve with modifications, or deny such sign request. The Director may set any application for an administrative hearing if input from the surrounding residents or property owners is desired.
3. Building Permit Required. Issuance of a sign permit in no way precludes the necessity for obtaining building permits for signs in all instances where building permits are required by the City.

B. Director. Except as otherwise provided, it is the responsibility of the Director to enforce all provisions of this chapter.

C. Interpretation of Provisions.

1. The provisions of this chapter are not intended to abrogate any easements, covenants or other existing agreements which are more restrictive than the provisions of this chapter.
2. If any section, subsection, sentence, clause, phrase or portion of this chapter is for any reason held invalid or unconstitutional by any court of proper jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holdings shall not affect the validity of the remaining portions hereof.
3. If ambiguity arises concerning the interpretation of any provision of this chapter, it shall be the duty of the Planning Commission to ascertain all pertinent facts and by resolution set forth the findings and the interpretations.

D. Variances. The Director is authorized to grant variances to provide flexibility from the strict application of sign regulations when special circumstances pertaining to the property such as size, shape, topography, or location deprives such property of privileges enjoyed by other property in the vicinity. Applications for variances shall be reviewed by the Director according to the variance procedures as set forth in Section [13.06.040](#) of this title.

E. Appeals. Except as otherwise provided in this chapter, a decision issued pursuant to this chapter may be appealed as provided by the appeal procedures set forth in Title 1. The Director may waive the period for bringing an appeal if the sign permit does not entail a freeway-serving sign. (Ord. 566 § 3, 2019)

13.32.040 General provisions.

A. Signs Exempt From Permitting and Standards. In addition to specific provisions elsewhere in this chapter that exempt certain signs from the permitting requirement, the following signs are exempt from the application, permit and fee requirements of this chapter; provided however, that building permits may be required, all signs shall be located in accordance with the setback regulations contained in Section [13.32.060](#)(A)(4) of this chapter.

1. Signs of public service and utility companies indicating danger, or which serve as an aide to public safety, or which show underground facilities or public infrastructure;
2. Railroad crossing signs;
3. Traffic or municipal signs posted by government agencies;

4. Signs and notices required by law or by Federal, State, County, or City authority, and signs and notices issued by a court, public body, person, or officer in performance of their public duty or in giving any legal notice;
5. Address signs that are required by and conform with the Building Code;
6. Public service and civic identification signs promoting City-sponsored activities or community events as authorized by the City Council;
7. Interior signs within a structure or building not visible or readable or intended to be read from off-site or from outside of the building or structure;
8. Change of copy on a previously approved sign where no alterations are to be made requiring a building permit.
9. Banners which are duly authorized and approved pursuant to a formal written policy of the City.

B. Signs Exempt From Permitting Requirements. The following signs do not require permits pursuant to Section [13.32.030](#) when they comply with the applicable standards in this chapter:

1. Permanent Window Signage. Permanent window signs not exceeding 25% of the window area are permitted as permanent signs.
2. Commercial Directional Signs. Either one commercial directional sign up to a maximum area of sign of 20 square feet in area or one per tenant up to four square feet, provided that each sign satisfies the following:
 - a. Located on property in any zone which also contains a public parking area on site; and
 - b. Sign is not readable from the public right-of-way or is oriented towards pedestrians or drivers on site.
3. Flags. A single official flag of the United States of America and two flags of either the State or other states of the United States, counties, municipalities or official flags for nations, and of organizations or companies. Flags shall be maintained in good condition and torn or worn flags shall be replaced or removed. Flags shall be a maximum of five feet by eight feet. Maximum height shall meet height requirements set forth in this title. Company flags may not be flown in residential zones.
4. Vehicles.
 - a. Signs on public transportation vehicles and structures including, but not limited to, buses, taxicabs, or other public transportation;

- b. Signs on licensed vehicles, provided such vehicles are not used or intended for use as portable signs or as may be prohibited in subsection B of this section.
- 5. Projecting Signs. Commercial projecting signs are allowed subject to the following standards:
 - a. Such signs shall not project into the public right-of-way;
 - b. Such signs do not exceed two square feet in sign area (on one side);
 - c. Such signs do not project more than two feet from the building wall;
 - d. A minimum of eight feet of clearance is provided from the finished ground surface and the bottom of the sign;
 - e. Maximum of one such sign per store frontage;
 - f. Sign may not be internally illuminated.
- 6. Transportation Infrastructure. Commercial speech may be allowed bus benches, bus shelters, and other public transportation infrastructure.
- 7. Properties for sale in any zone may display one temporary sign not exceeding four square feet in size or four feet in height.
- 8. Temporary and portable signs that comply with the standards set forth in Section [13.32.060](#), except where that section indicates a permit is required. (Ord. 599 § 2, 2022; Ord. 566 § 3, 2019)

Redline (strikeout/underline) of the text, indicating all proposed revisions

PROPOSED REVISIONS TO TITLES 1, 2, 3, 4, 5, 8, 9, 10, 11 AND 12 OF THE SMC

The proposed revisions are shown below. Omitted text is denoted by ellipses. Only sections proposed to be revised are shown.

REVISIONS TO TITLE 1, “GENERAL PROVISIONS”

Chapter 1.10 NUISANCE ABATEMENT

...

1.10.040 Declaration of nuisance – Notice – Service of notice.

A. Whenever the Director of Planning and Building~~Development Services~~, or when the violation relates to a fire hazard, the Fire Chief, or an authorized representative of either, finds that a nuisance exists in accordance with this code on any premises located within the City, he or she must cause, including through the use of a third party contractor, a notice to be issued to the property owner, lessee or occupant of the property on which the nuisance is located of the nuisance and direct that the nuisance be abated.

B. This notice may be sent by first class mail, postage prepaid and need not be served in accordance with Section 1.10.080. The notification must detail the violations and establish a reasonable abatement period which is not less than 10 days. (Ord. 554 § 3, 2019)

1.10.050 Voluntary abatement of nuisances.

The owner, lessee or occupant of any building, structure or property alleged to be a nuisance under the provisions of this chapter may abate the nuisance at any time within the abatement period provided in Section 1.10.040 of this chapter by rehabilitation, repair, removal, or demolition. The owner, lessee, or occupant must advise the ~~Development Services~~ Director of Planning and Building, or, when applicable, the Fire Chief of the abatement. Once advised, the ~~Development Services~~Planning and Building or the Fire Department or authorized representative of either must inspect, or cause to be inspected, the premises to insure that the nuisance has been abated. (Ord. 554 § 3, 2019)

1.10.060 Failure to voluntarily abate a declared nuisance – Notice of intent to abate.

If an alleged nuisance is not properly abated within the period established under the provisions of Sections 1.10.040 and 1.10.050, the property owner, lessee or occupant must be served with a written notice of intention to abate the nuisance in accordance with Sections 1.10.070 and 1.10.080 of this chapter by the Director of Planning and

[BuildingDevelopment Services](#), the Fire Chief, or an authorized representative of either. (Ord. 554 § 3, 2019)

...

1.10.150 Record of cost for abatement – Invoice.

A. The enforcement officer or such other City official or private contractor as may be designated, must keep an account of the costs of abating a nuisance on each separate lot or parcel of land where the work is done and render an itemized report, in writing, to the Director of [Planning and Building Development Services](#) or the Fire Chief, showing the cost of abatement and the rehabilitation, demolition or repair of the premises, building or structures, less any salvage value relating thereto. The costs must include the City's administrative costs, which may be 25% of the other costs and which include the expense and costs of the City in preparing notices, specifications and contracts, in inspecting the work, legal fees, and other related costs required hereunder.

B. The Director of [Planning and BuildingDevelopment Services](#), the Fire Chief, enforcement officer, or such other City official or private contractor as may be designated, must send an invoice for the costs of abating the nuisance to the owner of the property where the abatement activity occurred. Service of the invoice must be made in a manner provided in Section [1.10.080](#). (Ord. 554 § 3, 2019)

...

1.10.190 Grievance with final order – Appeal to City Council.

A. Except as otherwise provided in this chapter for weed and rubbish abatement proceedings, whenever any person is aggrieved by any final order of the hearing officer issued pursuant to Section [1.10.110](#), such person may appeal to the City Council the issuance of the order by filing a written notice of appeal with the City Clerk no later than two days after the date of the hearing under Section [1.10.110](#) and paying any appeal fee established by resolution of the City Council.

B. The written notice of appeal must be filed with the City Clerk and state the grounds for the appeal and the specific factual and/or legal errors committed by the hearing officer in issuing its order.

C. The City Clerk must transmit one copy of said notice of appeal to the Director of [Planning and BuildingDevelopment Services](#), Fire Chief, or authorized representative.

D. The Director of [Planning and BuildingDevelopment Services](#), Fire Chief, or the authorized representative of either, must transmit to the City Council, no later than 20 days after receiving a notice of appeal, and copies of all other papers constituting the record upon which the decision was taken, including, but not limited to, the minutes of

all hearings thereon, a written report, prepared from the record upon which the final determination was made, stating the factual and legal basis on which the Director [of Planning and Building](#), Fire Chief or the authorized representative reached his or her decision.

E. The City Council may affirm, reverse or modify, in whole or in part, any final determination, assessment, or order of the hearing officer, Director [of Planning and Building](#), Fire Chief or authorized representative which is subject to an appeal pursuant to this section. After reviewing the proceedings relating to the decision appealed from, including, but not limited to, minutes of hearings, notice of appeal and the report of the Director [of Planning and Building](#), Fire Chief, or authorized representative, the City Council, by resolution, may affirm without further action the determination, assessment, or order appealed from.

F. Except as provided in Section [1.10.200](#), on the date a notice of appeal is filed under this section, all proceedings in furtherance of the determination or order appealed from must be stayed until the final determination by the City Council of the appeal.

G. All decisions of the hearing officer, Director of [Planning and Building Development Services](#), Fire Chief, or the authorized representative of either are final unless appealed within the time prescribed herein.

H. A hearing held pursuant to this section may be combined with the hearing required pursuant to Section [1.12.040](#) or Section [1.12.050](#). (Ord. 554 § 3, 2019)

Chapter 1.12 MONETARY PENALTIES AND COST RECOVERY

...

1.12.040 Recovery as a lien.

A. To the extent permitted by law, the City may establish a lien in the amount of the fee, cost, or charge confirmed by the City in accordance with Section [1.12.030](#) against the real property where the violation occurred, unless the City has established an assessment for those same fees, costs, or charges pursuant to Section [1.12.050](#). If the real property where the violation occurred is not occupied by the owner, the lien amount may also include accrued fines and penalties.

B. Notice of Lien Prior to Recording. Prior to recording a lien, notice must be served on the owner of record based on the last equalized assessment roll or the supplemental roll, whichever is more current, in the same manner as summons in a civil action in accordance with Article 3 (commencing with Section 415.10) of Chapter 4 of Title 5 of Part 2 of the [Code of Civil Procedure](#). If the owner of record cannot be found after a diligent search, the notice may be served by posting copy of the notice in a conspicuous place on the property for a period of 10

days and publishing the notice in a newspaper of general circulation published in San Diego County pursuant to [Government Code](#) Section 6062.

C. Content of Notice. The notice of lien for recordation must be in a form substantially as follows:

NOTICE OF LIEN

(Claim of City of Santee)

Pursuant to the authority vested by the provisions of Section [1.10.140](#) of the City of Santee Municipal Code, the Director of [Planning and Building Development Services](#) of the City of Santee, the Fire Chief, or an authorized representative of either of the above did, on or about the _____ day of _____, 20____, cause the premises hereinafter described, to be rehabilitated, or the building or structure of the property hereafter described, to be repaired or demolished in order to abate a public nuisance on said real property; and the Director of [Planning and Building Development Services](#), the Fire Chief, or the authorized representative of either of the above or the City Council, did on the _____ day of _____, 20____, assess the cost of such rehabilitation, repair or demolition upon the real property hereinafter described and that said City of Santee does hereby claim a lien on such rehabilitation, repair or demolition in the amount of said assessment, to wit: the sum of \$_____ and the same is a lien upon said real property until the same has been paid in full and discharged of record.

The real property hereinbefore mentioned, and upon which a lien is claimed, is that certain parcel of land lying and being in the City of Santee, County of San Diego, State of California, and particularly described as follows:

(Description)

Assessor's Parcel No. _____

Street Address: _____

Name of owner of record: _____

DATED: This _____ day of _____, 20____.

City Clerk of the City of Santee, California

(ACKNOWLEDGMENT)

(Ord. 554 § 3, 2019)

REVISIONS TO TITLE 2, "ADMINISTRATION AND PERSONNEL"

Chapter 2.16 CITY DEPARTMENTS

2.16.010 Generally.

A. Except as otherwise provided in subsection B and subject to budget approval by the City Council, the City Manager is authorized to establish, without amendment to this code, and supervise departments in the City, and to appoint the Director of each department. The following departments are currently established and supervised by the City Manager:

1. Community Services;
2. ~~Development Services~~Engineering;
3. Fire and Life Safety Services;
4. Human Resources and Risk Management; ~~and~~
5. Finance; and
6. Planning and Building.

B. There are in the City the following departments, which coordinate with the City Manager, but whose directors are appointed by the City Council:

1. City Manager;
2. City Clerk; and
3. City Attorney. (Ord. 555 § 3, 2019)

REVISIONS TO TITLE 3, "REVENUE AND FINANCE"

Chapter 3.24 PURCHASING

...

3.24.090 Selection of procurement method.

A. All contracts for the purchase of supplies, equipment, materials and nonprofessional services must be procured in accordance with the following, except as otherwise provided in this chapter:

1. Purchases estimated to exceed \$~~325~~25,000.00 must be made by the formal bidding procedures in Section 3.24.100.
2. Purchases estimated to exceed \$~~23~~23,500.00 but not to exceed \$~~235~~25,000.00 may be made by the informal bidding procedures in Section 3.24.110.
3. Purchases estimated at \$~~23~~23,500.00 or less may be made on the open market without following formal or informal bidding procedures.
4. Cooperative purchases must be made in accordance with the cooperative purchasing procedures in Section 3.24.130.
5. Emergency purchases must be made by the emergency purchases procedures in Section 3.24.140.

B. Notwithstanding subsection A of this section, the City Council may authorize the use of an alternative procurement method due to special circumstances, when a prescribed procurement method is impractical or impossible, or when it is in the City's best interests to do so. (Ord. 556 § 3, 2019)

...

3.24.120 Open market purchases.

In any of the following instances, the purchasing agent may dispense with the requirements of formal or informal bidding and procure supplies, material and equipment on the open market:

- A. When the estimated amount involved does not exceed \$~~23~~23,500.00;

B. When a commodity qualifies as a sole source purchase pursuant to Section 3.24.020 and does not exceed \$235,000.00, or if the cost exceeds \$235,000.00, the sole source procurement method is approved by the City Council;

C. When the City Council determines that due to special circumstances, it is in the City's best interest to purchase a commodity or enter into a contract without compliance with the formal or informal bidding procedure. (Ord. 556 § 3, 2019)

...

3.24.140 Emergency purchases by purchasing agent.

A. In the case of an emergency as defined in Section 3.24.020, the purchasing agent may authorize the head of a department to purchase supplies, material, equipment or services on the open market when all of the following conditions are present:

1. Immediate procurement of the supplies, material, equipment, and/or services is essential to prevent delays in the work of the department which may affect the life, health, safety or convenience of the public;
2. The estimated cost of the purchase does not exceed \$195,000.00; and
3. The head of the department procuring the supplies, material, equipment, and/or services sends to the purchasing agent a copy of the delivery record, together with a full written explanation of the circumstances justifying the emergency purchase.

B. In the case of an emergency as defined in Section 3.24.020, the City Manager may authorize the purchasing agent to secure in the open market, any supplies, material, equipment, and/or services when all of the following conditions are present:

1. Immediate procurement of the supplies, material, equipment, and/or services is essential to prevent delays in the work of the department which may affect the life, health, safety or convenience of the public; and
2. The estimated cost does not exceed \$560,000.00; provided, however, that when the estimated cost exceeds \$235,000.00, the procurement must be subsequently ratified by the City Council.

C. In the case of an emergency as defined in Section 3.24.020, the City Council must ratify purchases of supplies, materials, equipment or services essential to prevent delays in the work of the department which may affect the life, health, safety or convenience of the public when the estimated cost thereof exceeds \$235,000.00. (Ord. 556 § 3, 2019)

...

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

The following types of contracts [and purchases](#) 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;
- 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. (Ord. 587 § 2, 2021; Ord. 556 § 3, 2019)
- H. Purchases of newspaper [\(or similar\) advertisements for City notices, including but not limited to, notices of public hearings or request for bids.](#)

...

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 \$105,000.00 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 \$105,000.00 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 \$325,000.00 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 \$325,000.00 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 \$325,000.00.

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. (Ord. 587 § 2, 2021; Ord. 556 § 3, 2019)

REVISIONS TO TITLE 4, "BUSINESS LICENSES, TAXES AND REGULATIONS"

Chapter 4.07 TELECOMMUNICATIONS

...

4.07.020 Registration of telecommunications carriers and providers.

A. Registration Required. All telecommunications carriers and providers that offer or provide any telecommunications service for a fee directly to the public, either within the City, or outside the corporate limits from the telecommunications facilities within the City, shall register with the City pursuant to this section on forms to be provided by the issuing officer, which shall include the following:

1. The identity and legal status of the registrant, including any affiliates.
2. The name, address and telephone number of the officer, agent or employee responsible for the accuracy of the registration statement.
3. A description of registrant's existing or proposed telecommunications facilities within the City in a form satisfactory to the [City's Director of Development Services Engineering or the Director of Planning and Building, as applicable](#).
4. A description of the telecommunications service that the registrant intends to offer or provide, or is currently offering or providing, to persons, firms, businesses or institutions within the City.
5. Information sufficient to determine whether the registrant is subject to public way licensing or franchising under this chapter.
6. Information sufficient to determine whether the transmission, origination or receipt of the telecommunications services provided or to be provided by the registrant constitutes an occupation or privilege subject to any municipal telecommunications tax business license fee, or other occupation tax imposed by the City.
7. Information sufficient to determine that the applicant has applied for and received any certificate of authority required by the PUC to provide telecommunications services or facilities within the City.
8. Information sufficient to determine that the applicant has applied for and received any construction permit, operating license or other approvals required by the Federal Communications Commission to provide telecommunications services or facilities within the City.
9. Information sufficient to determine that the applicant has applied for and received:

- a. Any encroachment permit required under Chapter [8.02](#) of the Santee Municipal Code; and
 - b. Any development review permit, conditional use permit, or administrative approval required for wireless telecommunications facilities under Chapter [13.34](#) of the Santee Municipal Code.
10. Any building permit required under Title 11 of the Santee Municipal Code.
11. Information sufficient to determine that the applicant has paid any encroachment deposit and other fee due under Chapter [8.02](#) of the Santee Municipal Code.
12. Such other information as the issuing officer and Director ~~of Development Services-Engineering~~ or the Director of Planning and Building, as applicable, may reasonably require.
- B. Registration Fee. Each application for registration as a telecommunications carrier or provider shall be accompanied by a fee of \$25.00.
- C. Purpose of Registration. The purpose of registration under this section is to:
- 1. Provide the City with accurate and current information concerning the telecommunications carriers and providers who offer or provide telecommunications services within the City, or that own or operate telecommunications facilities within the City;
 - 2. Assist the City in enforcement of this chapter;
 - 3. Assist the City in the collection and enforcement of any municipal taxes, franchise fees, license fees or charges that may be due the City;
 - 4. Assist the City in monitoring compliance with local, State and Federal laws. (Ord. 557 § 3, 2019)

Chapter 4.08 REGULATION OF STATE VIDEO FRANCHISE HOLDERS

...

4.08.070 Permits.

A. Prior to commencing any work for which a permit is required by Title 8 of this code, a State video franchise holder must apply for and obtain a permit in accordance with the provisions of Title 8 of the Code. A permit application is complete when the State video franchise holder has complied with all applicable laws and regulations, including, but not limited to, all City administrative rules and regulations, and all applicable requirements

of Division 13 of the California [Public Resources Code](#), Section 21000, and following, (the California Environmental Quality Act) and preparation of plans and specifications as required by the Director of [Engineering](#)~~Development Services~~.

B. The Director of [Development Services](#)~~Engineering~~ shall, in the exercise of reasonable discretion as permitted by State law, either approve or deny a State video franchise holder's application for any permit required under Title 8 of the Code within 60 days of receiving a complete permit application from the State video franchise holder.

C. If the Director of [Development Services](#)~~Engineering~~ denies a State video franchise holder's application for a permit, the Director of [Development Services](#)~~Engineering~~ shall, at the time of notifying the applicant of denial, furnish to the applicant a detailed explanation of the reason or reasons for the denial.

D. A State video franchise holder that has been denied a permit by final decision of the Director of [Development Services](#)~~Engineering~~ may appeal to the City Council within 10 days after the date of the final decision following the procedures set forth in Chapter [1.14](#) of this code.

E. The issuance of a permit under Title 8 of the Santee Municipal Code is not a franchise, and does not grant any vested rights in any location in the public rights-of-way, or in any particular manner of placement within the public rights-of-way. A permit to place cabinets and similar appurtenances aboveground may be revoked and the permittee may be required to place facilities underground, upon reasonable notice to the permittee. (Ord. 557 § 3, 2019)

Chapter 4.11 CIRCUSES AND CARNIVALS

...

4.11.020 Operation on public property.

Upon receipt of an application to operate or exhibit a circus or carnival on City property with no paid admissions, the issuing officer may issue a permit not to exceed one year only after determining that all of the following are satisfied:

A. The use not be in violation of any zoning ordinance of the City;

B. The location and type of equipment are approved by the [Engineering](#) Department ~~of Development Services~~ and the Community Services Department;

C. A current certificate of inspection has been issued by the State of California for each amusement ride to be operated within the carnival; and

D. The applicant has the insurance required by this chapter. (Ord. 557 § 3, 2019)

4.11.030 Operation on private property.

Upon receipt of an application to operate or exhibit such carnival on private property, the issuing officer issues a permit for the entire time of the carnival or for one year, whichever is the lesser period of time after determining that all of the following are satisfied:

- A. The carnival complies with the requirements of the zoning ordinance;
- B. The location and type of equipment are approved by the [Planning and Building Department](#) ~~of Development Services~~ and the Community Services Department;
- C. The applicant has satisfied the insurance requirements of this chapter; and
- D. The State of California has issued a current certificate of inspection for each amusement ride to be operated within the carnival. (Ord. 557 § 3, 2019)

4.11.040 Insurance.

The operator of every circus and carnival must obtain and maintain in full force and effect insurance in the types and amounts to the satisfaction of the City Manager and, if a special event permit is required, satisfactory to the Director of [Planning and Building](#) ~~Development Services~~. (Ord. 557 § 3, 2019)

Chapter 4.23 SOLICITORS

...

4.23.170 Sidewalk vendors.

- A. In addition to the regulations applicable to solicitors and other generally applicable laws, a sidewalk vendor must not undertake any of the following:
 - 1. Obstruct the flow of traffic in a manner that results in a violation of the Americans with Disabilities Act, forces pedestrian traffic into a street or other area where vehicles travel, or forces vehicular traffic to veer from its ordinary course of travel;
 - 2. Operate in areas located within the immediate vicinity of a permitted certified farmers' market or swap meet during the operating hours of the farmers' market or swap meet as those terms are defined in Chapter 6.2 (commencing with Section 51036) of Part 1 of Division 1 of Title 5 of the [Government Code](#);

3. Operate within the immediate vicinity of an area designated for a temporary use of, or encroachment on, the sidewalk or other public area for the duration of the temporary use or encroachment;
4. Operate without obtaining and displaying any valid certificate or other authorization required by the County of San Diego or without acquiring any license from a State or local agency required by law;
5. Maintain unsanitary conditions.

B. In addition to the regulations applicable to solicitors, a stationary sidewalk vendor must not undertake any of the following:

1. Vend in any park that has an agreement for concessions that exclusively permits the sale of food or merchandise by the concessionaire;
2. Vend in any area zone exclusively residential.

C. The Director of [Engineering Development Services](#) may impose any conditions on a regulatory permit issued pursuant to this section which are required to ensure compliance with any relevant provisions of this code, ordinances of the City, or applicable law or regulation.

D. Enforcement of violations of this section will proceed in accordance with Chapter 6.2 (commencing with Section 51036) of Part 1 of Division 1 of Title 5 of the [Government Code](#). (Ord. 557 § 3, 2019)

REVISIONS TO TITLE 5, "HEALTH AND SAFETY"

Chapter 5.04 NOISE ABATEMENT AND CONTROL

...

5.04.090 Construction equipment.

A. Prohibitions. Except for emergency work or work that has been expressly approved by the City, it is unlawful for any person to operate any single or combination of powered construction equipment at any construction site, as follows:

1. It is unlawful for any person to operate any single or combination of powered construction equipment at any construction site on Mondays through Saturdays except between the hours of 7:00 a.m. and 7:00 p.m., unless expressly approved by the Director of [Planning and Building or the Director of Engineering, as applicable](#)~~Development Services~~.
2. It is unlawful for any person to operate any single or combination of powered construction equipment at any construction site on Sundays or City recognized holidays unless expressly approved by the Director of [Planning and Building or the Director of Engineering, as applicable](#)~~Development Services~~.
3. No construction equipment is permitted to be started, idled, moved or operated at any location before 7:00 a.m. or after 7:00 p.m. on Mondays through Saturdays and all times on Sundays and holidays, described in subsection (A)(2) of this section. Specific exemptions may be authorized by the Director of [Planning and Building or the Director of Engineering, as applicable](#)~~Development Services~~.
4. Construction equipment with a manufacturer's noise rating of 85 dBAL_{MAX} or greater, may only operate at a specific location for 10 consecutive workdays. If work involving such equipment will involve more than 10 consecutive workdays, a notice must be provided to all property owners and residents within 300 feet of the site no later than 10 days before the start of construction. The notice must be approved by the City and describe the project, the expected duration, and provide a point of contact to resolve noise complaints. (Ord. 558 § 3, 2019)

REVISIONS TO TITLE 8, "STREETS, SIDEWALKS AND PUBLIC PROPERTY"

Chapter 8.02 ENCROACHMENTS

...

8.02.120 Definitions.

"Building or Structure." In addition to the meaning ordinarily ascribed thereto, "building or structure" includes any machine, implement, device, tree, derrick, stage or other setting, lumber, sash or door, structural steel, pipe bend, transformer, generator, punch, agitator, object or thing having a width of more than eight feet, other than any implement of husbandry or any special mobile equipment, as defined in the [Vehicle Code](#) of the State of California, having a width of 10 feet or less. The term also includes a vehicle or combination of vehicles of a size or weight of vehicle or load exceeding the maximum permitted by the [Vehicle Code](#).

"Commercial driveway" means any driveway that is not a "residential driveway" as defined in this section.

"Delineate" means to mark in white the location or path of the proposed excavation in accordance to [Government Code](#) Section 4216.

"Driveway" includes both commercial and residential driveways.

"Director" means the Director of ~~the Engineering Department of the City of Santee of Development Services~~ and any subsequent title for this department head, or duly authorized representative designee. In the event that this position is vacant or eliminated by the City, the Director shall be the City Manager or designee.

"Drop box" means any permanent structure located within the public right-of-way for the purpose of depositing and collecting packages for shipment, except mailboxes owned and maintained by the United States.

"Encroachment" means any tower, pole, pole line, pipe, pipeline, driveway, private road, fence, sign, billboard, stand or building, or any structure or object of any kind or character not particularly mentioned herein, which is placed in, under or over any portion of the public way, temporarily or permanently.

"Excavation" means any operation in which earth, rock, asphalt, concrete, or other material in the ground is moved, removed, or otherwise displaced by means of tools, equipment, or explosives in any of the following ways: grading, trenching, digging, ditching, drilling, augering, tunneling, scraping, boring, cable or pipe plowing and driving or any other way.

“Facility” means pipelines, valves, cables, conduits, lines, boxes, vaults, cabinets, poles, pedestals, manholes, hand holes and all other related components of underground and above ground devices for the purpose of electrical, gas, water, sewer, and communication service and distribution.

“Graffiti” has the meaning set forth in Chapter [7.16](#).

“Markouts” means the identification of a utility facility by the use of any form of paint, chalk, felt tip marker, staking, flags, pen or etching tools.

“Permittee” means the person to whom the encroachment permit is issued.

“Protective measures” means any barricades, traffic control devices, trench plates or similar such devices intended to give warning and protect the public from injury or loss resulting from the placement of an encroachment within the public way.

“Publication stand” means any permanent structure located within the public right-of-way for the purpose of selling or distributing newspapers, magazines, advertisements, or similar publications.

“Public way” means any public highway, public street, public right-of-way, easement, or public place in the City either owned by the City or dedicated to the public.

“Requestor” means the person requesting utility markouts for construction.

“Residential driveway” means any driveway serving any property which is used solely as a private residence consisting of one, two, or three dwelling units including farms or ranches which are not used as retail outlets.

“Surface utility structures” means utility structures located within the public right-of-way at or above the existing or proposed grade, including, but not limited to, electrical transformers, telephone and cable television pedestals, hand holes, pull boxes, meter boxes, valve boxes and signal traffic controllers.

“Ticket” means an excavation location request issued a number by the regional notification center, including, but not limited to, the Underground Service Alert—Southern California.

“Utility” means any ~~publically~~[publicly](#) owned or privately owned entity who owns, maintains, or operates facilities within the public right-of-way or easements providing the following services; electrical, natural gas, water, sewer, phone, television, Internet, wireless communication, data or any other form of communication.

“Utility locator” means any person working for a utility as an employee or on behalf of a utility for the purpose of field locating utilities and marking out the utilities facilities.

“Width” means that dimension measured at right angles to the anterior-posterior axis of the conveyance upon which the building or structure or portion thereof or is to be loaded or moved, or to the median line of the public way over which the same is being or is to be moved. (Ord. 561 § 3, 2019)

...

8.02.201 Permit—Restrictions.

A. It is unlawful for any person to install walls, fences, retaining structures, slopes or other modification in the right of way, except for what is found on an existing approved building permit specific for that encroachment and or an approved precise grading and or plot plan.

8.02.205 Permit—Exemptions.

Unless otherwise provided, the following are exempt from the requirement for an encroachment permit in Section [8.02.200](#):

- A. The City’s placement of signs and other structures.
- B. Temporary, noncommercial signs authorized pursuant to Chapter [13.32](#) of this code. No sign may be placed within medians or at such locations that block vehicle sight distance or otherwise create a safety hazard to motorists or pedestrians.
- C. Homeowners who wish to paint house numbers on their curb are not required to obtain an encroachment permit but must follow the standards pertaining to size, color and location identified above.
- D. Emergency repair work conducted by employees or contractors of the United States, this State, school districts, other public district or public body or public utility agencies subject to regulation by the public utilities commission of the State of California necessary for the maintenance of service. In such event, however, a report of the excavation in such form as may be required by the Director must be submitted to the Director within 24 hours after the excavation is made and the person making an excavation must obtain a permit for the excavation within five days after the excavation commences. All provisions of this chapter for the protection of the public and governing repairs to the public way apply to the same extent as where applications and permits are required. All fees listed in Section [8.02.215](#) must be paid with each such report as would otherwise be required for a permit.
- E. Installation of decorative gravel, sand, rock, mulch, grass, artificial turf that is level with the sidewalk and or does not exceed 2% slope.

FE. Any person who is subject to the rules and regulations of the public utilities commission of the State of California is not required to obtain a permit to install, maintain, replace, repair or relocate any telephone or electric pole, anchor, or overhead lines. However, any person exempted by this section from obtaining a permit is deemed to be a “permittee” under a blanket permit while performing any work referred to in this section and must comply with all regulations and requirements of this chapter imposed on a permittee. No person is exempted by this section unless such person has on file with the Director a signed and unrevoked statement required by Section [8.02.220\(C\)](#).

GF. Nothing in this chapter prohibits any person from conducting any maintenance required by law, ordinance or permit, on any pipe or conduit in any public way, or from making such excavation as may be necessary for the preservation of life or property, if the necessity arises when the City offices are closed. Any person making an excavation contemplated by this section must provide notice to the Director within 24 hours of making the excavation and obtain a permit for the excavation within five days after the City offices first open after making the excavation. (Ord. 561 § 3, 2019)

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8.02.230 Performance bond in lieu of security deposit.

If a security deposit required by this chapter exceeds \$ [53,000.00](#), the Director may allow the permittee to secure any excess above \$ [53,000.00](#) ~~to be secured~~ by a faithful performance bond, letter of credit or other security in a format acceptable to the City Attorney. (Ord. 561 § 3, 2019)

...

8.02.385 Relocation and replacement costs.

When required by law, this code, or by the Director ~~of Development Services~~, a permittee must make proper arrangements for, and bear the cost of relocating or replacing any encroaching structure, public utility, tree or shrub. All relocations and replacements must be completed to the satisfaction of the Director. (Ord. 561 § 3, 2019)

Chapter 8.04 PROTECTION OF PUBLIC HIGHWAYS

...

8.04.030 Establishment of year-end street work moratorium.

A. In order to reduce traffic impacts during the year-end shopping season, no construction, utility, or maintenance work that requires lane closures is permitted

beginning the Monday prior to Thanksgiving Day through New Year's Day on the following street segments:

1. Carlton Hills Boulevard: from Willowgrove Avenue to Mission Gorge Road.
2. Cuyamaca Street: from Town Center Parkway to Prospect Avenue.
3. Mission Gorge Road: from State Route 125 to Magnolia Avenue.
4. Olive Lane: from Prospect Avenue to Mission Gorge Road.
5. Riverview Parkway: Entire length of street.
6. Town Center Parkway: Entire length of street.

B. Notwithstanding subsection A, any construction, utility, or maintenance work necessary to address an emergency must be performed during the hours of 10:00 p.m. to 5:00 a.m., unless otherwise approved by the Director. [Telephonic notification of proposed emergency work](#) must be provided to the [Engineering Department of Development Services](#) of proposed emergency work by calling the [Department of Development Services](#). (Ord. 561 § 3, 2019)

8.04.040 Utility markouts for construction.

A. Purpose and Intent. It is the purpose and intent of the City Council through adoption of this chapter, to provide enforcement tools to ensure the complete removal of utility markouts upon completion of any excavation work and to limit the amount of markouts placed upon public and private property to the minimum amount necessary for excavation work.

B. Markouts Prohibited.

1. It is unlawful for any person to intentionally place utility markouts outside of the limits delineated by the requestor.
2. A request for utility markouts shall not be made for design purposes, for the preparation of design drawings or documents, or for construction purposes in lieu of obtaining the record drawings from the respective utility owner.

C. Responsibility for Removal.

1. The requestor of utility markouts shall have sole responsibility for the removal of all utility markouts and delineation within 10 calendar days from the completion of excavation work.

2. If the utility locator places utility markouts outside of the limits delineated by the requestor, the utility locator shall have sole responsibility for the removal of all such utility markouts within 10 calendar days from being notified by the requestor or the City.

3. The City shall determine the identification of the requestor by the ticket requesting utility markouts by the regional notification center.

D. Removal of Markouts.

1. Markouts shall be thoroughly removed from all surfaces to the satisfaction of the Director [of Engineering of Development Services or designee](#).

2. Markouts on asphalt concrete may be blacked out by use of paints suitable for roadway traffic to a color and sheen that most closely matches the asphalt concrete. The blacked out area shall be a square or rectangle of sufficient size to cover markouts with the minimum number of such squares/rectangles needed to cover all markouts.

3. Markouts on concrete surfaces shall be removed from the concrete and shall not be painted over.

4. Markouts which are unable to be removed or have caused permanent damage during placement or removal may result in the requirement to replace the damaged surface at the expense of the entity who placed the mark.

E. Public Nuisance. Markouts on public or private property creates a condition and appearance as graffiti. Graffiti creates a condition tending to reduce the value of private and public property, to promote blight and deterioration, to reflect badly on the community, and may be injurious to health, safety and general welfare. Therefore, the presence of markouts is hereby declared to constitute a public nuisance which may be abated as such in accordance with Title 1, or any other applicable provision of law.

F. Failure to remove utility markings as prescribed herein, is subject to enforcement and administrative citation procedures specified in Title 1 of this code. (Ord. 561 § 3, 2019)

Chapter 8.06 URBAN FORESTRY

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8.06.060 Designate administrative responsibilities.

The Director, by use of City employees or private contractors, has the right, but not the duty, to plant, maintain and otherwise care for, or if necessary, remove, any and all

trees in public places in the City. The responsibilities of the parks and landscape maintenance supervisor include, but are not limited to, the following:

- A. Prepare an annual program for tree planting and tree care in public places of the City;
- B. In coordination with the [Engineering Department of Development Services](#), recommend to the City Council changes or additions to the master street tree plan;
- C. Develop maintenance standards as they relate to street trees and trees in public places;
- D. Inspect the planting, maintenance and removal of all trees in public places;
- E. Make a determination to remove trees in public places;
- F. Review all landscaping plans as they affect trees in public places. (Ord. 561 § 3, 2019)

Chapter 8.12 SPECIAL EVENT

8.12.010 Definitions.

“Director,” as used in this chapter, means the Director of [Engineering Development Services of the City of Santee and any subsequent title for this department head, or designee. In the event that this position is vacant or eliminated by the City, the Director shall be the City Manager or designee.](#)

“Parade,” as used in this chapter, means any march, procession or assembly consisting of persons, animals or vehicles, or combination thereof, upon any street, sidewalk or alley which does not comply with normal and usual traffic regulations or controls.

“Special event,” as used in this chapter, means any celebration, festival, fair, carnival or similar local special event which is held wholly or partially within a street, the participants in which do not comply with the normal or usual traffic regulations or controls. (Ord. 561 § 3, 2019)

REVISIONS TO TITLE 9, "PUBLIC SERVICES"

Chapter 9.04 CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING

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9.04.030 Definitions.

In this chapter:

"AB 939" means the California Integrated Waste Management Act, codified at California [Public Resources Code](#) Section 40000 et seq., including any amendments or modifications.

"Certified recycling facility" means a recycling, composting, materials recovery or reuse facility which accepts construction and demolition debris and which meets minimum State standards for such facilities.

"City-sponsored project" means a capital improvement project constructed by the City or its contractor, agent, or designee.

"Construction" means the building of any facility or structure or any portion thereof including any tenant improvements to an existing facility or structure. Construction does not include a project limited to interior plumbing work, interior electrical work or interior mechanical work.

"Construction and demolition (C&D) debris" means the waste building materials, packaging, and rubble resulting from construction, remodeling, repair, alteration, and/or demolition operations on pavements, houses, commercial buildings, and other structures and may include, but is not limited to, concrete, asphalt, wood, cardboard, metals, bricks, and other inert waste.

"C&D debris management plan" or "DMP" means a report, prepared in a form approved by the Director, submitted as required by Section [9.04.080](#), which identifies all C&D debris expected to be generated as a result of any covered project.

"C&D debris recycling report" or "DRR" means a report, prepared in a form approved by the Director ~~of Development Services or designee~~, submitted as required by Section [9.04.100](#), which identifies the amounts of all C&D debris generated by the project, and the amounts recycled or diverted.

“Conversion rate” means the rate set forth in the standardized conversion rate table approved by the Director pursuant to this chapter for use in estimating the volume or weight of materials identified in debris management plan.

“Covered project” means any project type set forth in Section [9.04.040](#) of this chapter.

“Deconstruction” means a process to dismantle or remove useable materials from structures, in a manner that maximizes the recovery of building materials for reuse and recycling and minimizes the amount of waste transported for disposal in landfills and transformation facilities.

“Demolition” means the destruction, razing, ruining, tearing down or wrecking of any facility, structure, pavement or building, whether in whole or in part, whether interior or exterior.

“Director” means the Director of ~~Development Services or a designee~~ Planning and Building of the City of Santee and any subsequent title for this department head, or designee. In the event that this position is vacant or eliminated by the City, the Director shall be the City Manager or designee.

“Disposal” means the final deposition of solid waste at a permitted landfill.

“Diversion or divert” means the reduction or elimination of solid waste from landfill disposal. “Diversion requirement” has the meaning set forth in Section [9.04.060](#) of this chapter.

“Exempt project” means the activities set forth in Section [9.04.050](#) of this chapter.

“Green Building Standards Code” means the most current version of the California Green Building Standards Code as adopted by the City.

“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.

“Noncovered project” means any construction, demolition, or renovation project that does not meet the thresholds set forth in Section [9.04.040](#) to qualify as a covered project.

“Recycling” means the process of collecting, sorting, cleansing, deconstructing, treating, and reconstituting materials that would otherwise be solid waste, and the return of those materials to the economic mainstream in the form of materials which meet the quality

standards necessary to be used in the marketplace for new, reused, or reconstituted products.

“Renovation” means any change, addition, or modification in an existing structure that requires a building permit or demolition permit but does not include a project limited to interior plumbing work, electrical work or mechanical work.

“Reuse” means further or repeated use of construction or demolition debris.

“Salvage” means the controlled removal of construction or demolition debris from a permitted building or demolition site for the purpose of recycling, reuse, or storage for later recycling or reuse.

“Solid waste” means all putrescible and nonputrescible solid, semisolid, and liquid wastes, including, but not limited to, garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, construction and demolition debris, abandoned vehicles and parts thereof, discarded home and industrial appliances, recyclables, dewatered, treated, or chemically fixed sewage sludge which is not hazardous waste, manure, vegetable or animal solid and semisolid wastes, and other discarded solid and semisolid wastes.

“Tenant improvement” means a “project” involving structural or other modifications of an existing commercial structure resulting in the generation of construction and demolition debris.

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

“Waste diversion security deposit” means any cash, check, credit card, or certified check in a form acceptable to the City, submitted to the City as pursuant to Section [9.04.090](#) of this chapter. (Ord. 589 § 2, 2021; Ord. 562 § 3, 2019)

...

9.04.070 Diversion of construction and demolition debris.

A. For the purposes of this chapter, diversion of C&D debris may be achieved by any of the following methods:

1. On-site reuse;
2. Acceptance of the C&D debris by a certified recycling facility; or
3. Salvage, other donation, or reuse of the C&D debris acceptable to the Director of [Development Services](#).

B. Weighing of Wastes. Applicants for covered projects must make reasonable efforts to ensure that all C&D debris diverted or landfilled is measured and recorded using the most accurate method of measurement available. To the extent practical, all C&D debris must be weighed by measurement on scales in compliance with all regulatory requirements for accuracy and maintenance. If weighing is not practical due to small size or other considerations, a volumetric measurement must be used. For conversion of volumetric measurements to weight, the applicant must use the standardized conversion rate table approved by the City.

C. Asbestos Handling. Any covered project conducting demolition of 100 square feet or more, except for a project involving demolition activities on one single-family residence, must provide the City with an asbestos materials test report from a certified California State asbestos professional demonstrating that none of the materials to be demolished or disturbed contain asbestos in a concentration of one percent or higher. If asbestos containing materials are found, a certified asbestos abatement company must remove the material(s) prior to the issuance of any building or demolition permit, and a final abatement report documenting all materials identified as asbestos containing materials have been properly removed and disposed as a condition of the building or demolition permit.

D. Water Quality Control. All construction and debris recycling activities must be conducted in a manner to comply with Chapter [9.06](#), Stormwater Management and Discharge Control, as amended from time to time. At a minimum this includes:

1. Any demolition, removal, crushing, movement or loading operations must be managed to prevent the discharge of dust or debris, and must, at a minimum, keep all materials covered and contained.
2. Any solid or liquid spills must be removed immediately.
3. All stockpiles must be covered and located away from concentrated flows of stormwater, drainage courses and inlets.
4. Materials that are not stockpiled must be stored off the ground and under cover.
5. Any materials containing, or that may reasonably be expected to contain hazardous materials, must be handled and stored in such a manner to prevent the release of hazardous materials.
6. Covers must be used on trucks transporting diverted waste. (Ord. 562 § 3, 2019)

...

9.04.110 Entitlement to refund of deposit.

A. No deposit for a covered project may be refunded unless the applicant completes the following requirements of this section to the satisfaction of the Director:

1. Requests a refund within 90 days after the final inspection date of the covered project for which the deposit was paid, or requests a refund prior to final inspection when:
 - a. The project has a master developer and multiple commercial and/or retail tenants constructing their own tenant improvements, or
 - b. The developer has completed construction of the project, except for the tenant improvements when the tenant improvements are the sole responsibility of the commercial and/or retail tenant; and
2. Submits a C&D debris recycling report that demonstrates compliance with this chapter.

B. The Director ~~of Development Services~~ must authorize the refund of any diversion deposit that was erroneously paid or collected and when the permit application is withdrawn or cancelled before any work has begun. (Ord. 562 § 3, 2019)

...

9.04.130 Appeals.

Appeals of a determination made by the Director must be made to the City Manager within 10 days after the date of the decision in accordance with Chapter [1.14](#), except as follows:

- A. The appeal is limited to the following issues:
1. Whether the applicant is entitled to a refund pursuant to Section [9.04.110](#);
 2. Whether the applicant made a good faith effort to comply with the required percentage of diversion specified in the waste diversion form;
 3. In the case of a partial refund, the percentage of the deposit the Director ~~of Development Services~~ authorizes; and
 4. Whether the project is covered or exempt from this chapter.

| B. The Director ~~of Development Services, or designee~~, has an opportunity to provide a written response to the applicant's appeal.

C. The decision of the hearing officer is final. (Ord. 562 § 3, 2019)

REVISIONS TO TITLE 10, "VEHICLES AND TRAFFIC"

Chapter 10.02 GENERAL PROVISIONS

...

10.02.020 Definitions.

When the following terms are used in this title, they have the meaning set forth in this section. Whenever any words or phrases used in this title are not defined in this section, the definitions set forth in the [Vehicle Code](#), if any, apply.

"Alley" means any highway with a width of 20 feet or less and without a sidewalk or sidewalks

"Bus loading zone" means the space adjacent to a curb or edge of a roadway reserved for the exclusive use of busses during loading and unloading of passengers.

"City Traffic Engineer" means the person charged with overseeing traffic engineering in the City.

"Crosswalk" is either:

1. That portion of a roadway ordinarily included within the prolongation or connection of the boundary lines of sidewalks at intersections where the intersecting roadways meet at approximately right angles, except the prolongation of any such lines from an alley across a street;
2. Any portion of a roadway distinctly indicated for pedestrian crossing by lines or other markings on the surface.

"Curb return" means the curved section of a curb at an intersection that connects two straight sections of curbs.

"Department of Transportation" means the Department of Transportation of the State of California.

"Director" means the Director of [Engineering Development Services](#) of the City of Santee [and any subsequent title for this department head, or designee. In the event that this position is vacant or eliminated by the City, the Director shall be the City Manager or designee.](#)

"Dockless vehicle" means those means of shared transportation, not otherwise regulated by the State of California, the County of San Diego, or a regional transit operator, in which the operating company leases vehicles for use in the City, but does not have a physical dispatching location within the City.

“Highway” means the entire width between boundary lines of every way set apart for public travel when any part thereof is open to the use of the public for purposes of vehicular travel.

“Holidays” are New Year’s Day, Martin Luther King Jr. Day, Presidents Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, the day after Thanksgiving Day, the day before Christmas Day and Christmas Day.

“Intersection” means the area within the prolongation of the lateral curb lines, or, if none, then the lateral boundary lines of the roadways, of two highways which join one another at approximately right angles or the area within which vehicles traveling upon different highways joining at any other angle may come in conflict.

“Loading zone” means the space adjacent to a curb or edge of a roadway reserved for the exclusive use of vehicles during the loading or unloading of passengers or materials.

“Local delivery route” means streets to be used by trucks and commercial vehicles as direct routes for the purpose of accessing restricted streets or locations necessary for making pickups or deliveries of goods, wares and merchandise from or to any building or structure located within the City or for delivering materials to be used in the actual and bona fide repair, alteration, remodeling or construction of any building or structure within the City for which a building permit has previously been obtained or for vehicles owned, leased, operated or controlled by any licensed contractor or public utility while necessarily in use in the construction, maintenance or repair of any public works project or public utility within the City.

“Passenger loading zone” means the space adjacent to a curb or edge of a roadway reserved for the exclusive use of vehicles during the loading or unloading of passengers.

“Official traffic-control devices” mean all signs, signals, markings and devices not inconsistent with this title placed or erected by authority of a public body or official having jurisdiction for the purpose of regulating, warning or guiding traffic.

“Official traffic signals” mean any device, whether manually, electrically or mechanically operated, by which traffic is alternately directed to stop and proceed, and which is erected by authority of a public body or official having jurisdiction.

“Park” means to stand or leave standing any vehicle, occupied or not, except while actually engaged in loading or unloading passengers or materials.

“Pedestrian” means any person on foot.

“Recreational vehicle” has the same meaning as defined in the zoning code.

“Restricted streets” means those streets and portions of streets which are not designated and established as local delivery routes and are to be used only for direct access to specific addresses or locations.

“Safety zone” means that portion of a roadway reserved for the exclusive use of pedestrians, marked and designated as provided in this title.

“Sidewalk” means that portion of the highway, other than the roadway, set apart by curbs, barriers, markings, or other delineation for pedestrian travel.

“Stop or stand.”

1. The word “stop” means the complete cessation of movement.
2. The words “stop or stand” mean any stopping, or standing of a vehicle, whether occupied or not, except where necessary to avoid conflict with other traffic or in compliance with the directions of a police officer or official traffic-control device.

“Street” means a City road, State highway, public road, street, or alley, or a private thoroughfare not less than 10 feet in width connecting with a City road, State highway, public road, street or alley, which affords primary access to an abutting lot. Street includes highway.

“Truck” or “commercial vehicle” means any vehicle other than emergency vehicles and buses having three or more axles or measuring 36 feet or longer in overall length, including truck and load, and in excess of 14,000 pounds.

“Vehicle” means every device or animal by which any person or property is or may be transported or drawn on a street or highway, excepting devices moved by human power or used exclusively upon rails.

“[Vehicle Code](#)” means the [Vehicle Code](#) of the State of California. (Ord. 563 § 3, 2019)

Chapter 10.10 STOPPING, STANDING AND PARKING

10.10.300 Stopping and parking zones.

A. It is unlawful for any person to fail to comply with the regulations applicable to the following zones as established by City Council and marked with signs or by the zone color on the top or side of all curbs within such zones:

1. Red means no stopping, standing, or parking at any time except as permitted by the [Vehicle Code](#), and except that a bus may stop in a red zone marked or sign posted as a bus zone;

2. Yellow means no stopping, standing or parking at any time between 7:00 a.m. and 6:00 p.m. of any day except Sundays and holidays for any purpose other than the loading or unloading of passengers or materials, provided that the loading or unloading of passengers must not consume more than three minutes and the loading or unloading of materials must not consume more than 20 minutes;

3. White means no stopping, standing, or parking for any purpose other than loading or unloading of passengers for a time not to exceed three minutes between 7:00 a.m. and 6:00 p.m. of any day except Sundays and holidays as follows:

a. When a white zone is in front of a hotel, the restrictions apply at all times,

b. When a white zone is in front of a theater, the restrictions apply at all times when the theater is open,

c. For the purpose of depositing mail in an adjacent mailbox;

4. Green means no standing or parking for longer than 20 minutes at any time between 7:00 a.m. and 6:00 p.m. of any day except Sundays and holidays;

5. Blue means parking limited exclusively to the vehicles with a valid disabled placard or disabled license plate of physically handicapped persons.

B. When there are no curbs, zones are indicated by installing signs giving notice of the zone and its regulations.

C. Standing in Any Alley. It is unlawful for any person to stop, stand or park a vehicle in an alley for any purpose other than the loading or unloading of persons or materials in the alley.

D. Bus Loading Zone. It is unlawful for any person to stop, stand, or park any vehicle except a bus in a bus loading zone.

E. It is unlawful for any person to stop, stand, or park a vehicle adjacent to any legible curb markings or adjacent to the side of any roadway with a sign indicating an established zone, in violation of any of the regulations applicable to that zone. (Ord. 563 § 3, 2019)

Chapter 10.24 ABANDONED VEHICLES

10.24.150 Administration and enforcement.

Except as otherwise provided herein, the Director of Planning and Building Development Services is authorized to administer this chapter. The Director and the Director's officer, deputies, assistants, employees, and agents may enter upon private or public property to examine a vehicle or parts thereof, or obtain information as

to the identity of a vehicle and to remove or cause the removal of a vehicle or part thereof declared to be a nuisance pursuant to this chapter. (Ord. 563 § 3, 2019)

REVISIONS TO TITLE 11, “BUILDINGS AND CONSTRUCTION”

Chapter 11.01 DEFINITIONS

11.01.010 Definitions.

For purposes of this title:

“City Engineer” means the Director or the person appointed by the City Manager or Director to fulfill the functions of City Engineer required by law, this code, or assigned by City Council, City Manager, or Director.

“Director” means the Director of Engineering of the City of Santee and any subsequent title for this department head, or designee. In the event that this position is vacant or eliminated by the City, the Director shall be the City Manager or designee. Development Services. (Ord. 564 § 3, 2019)

...

Chapter 11.24 CONSTRUCTION AND IMPROVEMENT STANDARDS

11.24.100 Undergrounding of utilities—Required.

All new and all existing overhead utilities within the boundaries of the project and within the half street abutting the project must be placed underground at the applicant's expense except as indicated below. Undergrounding of electrical lines of 69 kv or greater will not be required.

~~A.— Limitations. At the discretion of the approval authority, undergrounding requirements may be limited to placement of conduit for future undergrounding of utilities in the following situations:~~

- ~~1.— Where the value of the building improvement is less than 25% of the current market value of all buildings on the lot in consideration; and~~
- ~~2.— Where the length of frontage to be under-grounded is less than 200 feet but more than 50 feet.~~

AB. Exemptions – Undergrounding of existing utilities or conduit installation for future undergrounding.

The following instances are exempt from the requirement to undergrounding existing utilities and payment of an in lieu cash deposit for existing overhead services in the adjacent right-of-way:

1. Where the value of the building improvement is less than 25% of the current market value of all buildings on the lot in consideration;~~1. Single-family dwellings in an area where most utilities have been undergrounded, but the value of the building improvement is less than 50% of the current market value of all buildings on the lot;~~

~~2. Single-family dwellings in a built-out area where overhead utilities have not been undergrounded in the neighborhood, and there are no plans for undergrounding these utilities;~~

23. Any unit or development which has 1050 feet or less frontage that includes overhead utilities;

34. Single-family dwelling replacements when the existing residential unit has been completely removed from the lot in a built-out neighborhood, and there are no plans for overhead facilities to be undergrounded in the foreseeable future.

B. Exemptions – Undergrounding requirement for existing utilities limited to the installation of conduit for future undergrounding and no payment of an in-lieu fee.

At the discretion of the City Council, the undergrounding requirement may be limited to placement of conduit for future undergrounding of utilities only and -not include a requirement for- the payment of an in-lieu fee in the following situations:

1. 4. Single-family dwellings in an area where most utilities have been undergrounded, but the value of the building improvement is less than 50% of the current market value of all buildings on the lot; and

4.2. Where the length of frontage to be under-grounded is less than 200 feet but more than 100 feet.

~~C. Exemption. Utilities which serve properties outside the project boundaries and which are not adjacent to the street frontage.~~

CD. Exemption – Undergrounding requirement is subject to the installation of conduit for future undergrounding and an In-Lieu Cash Deposits for existing facilities.

Projects that do not meet all of the above exemptions and wWwhere the City Engineer determines, in his or her sole discretion, that undergrounding the of a portion of, or all utilities is impractical, the undergrounding improvements may be deferred and the condition met by installing conduit sized for future undergrounding plus the payment of an in-lieu cash deposit collected by the City in the amount equal to the estimated cost of undergrounding of such utilities.

D. Utilities that serve properties outside the project boundaries only and that are not adjacent to the property line are exempt from undergrounding

requirements, the payment of an in lieu fee, and or the installation of conduit for future use.

E. Deferment/Waivers.

In exceptional circumstances the property owner may request that the City defer/waive the requirement to underground utilities. The City Council will conduct a public hearing and allow the applicant to present evidence supporting deferment/waiver. The owner/applicant must provide the following with the application for a public hearing:

1. A fee in the amount established by resolution of the City Council to cover the cost of the public hearing;
2. A letter detailing the extenuating circumstances supporting a deferment/waiver;
3. Written, itemized cost estimates for undergrounding from the appropriate utility companies or an undergrounding consultant;
4. A plat map, prepared on 11-inch by 17-inch paper, showing size and location of all utility lines and facilities on-site and adjacent to the site;
5. Electronic images of all utility lines involved in the request for deferment/waiver.

If the Council elects to defer the undergrounding requirement, the applicant must enter into an agreement with the City to accept the establishment of an undergrounding district at a future date and waiving the right to protest against such a district. The agreement must be binding on the heirs, successors, and assigns of the property owner, and must be recorded against the property. (Ord. 564 § 3, 2019)

Chapter 11.28 HOUSING REGULATIONS

11.28.010 Authority.

The Planning and Building Department ~~of Development Services~~ has and is authorized to exercise the power and authority granted the Building Department by Section 17951 of the Health and Safety Code. (Ord. 564 § 3, 2019)

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Chapter 11.36 FLOOD DAMAGE PREVENTION

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11.36.130 Designation of Floodplain Administrator.

The Director ~~of Engineering of Development Services~~ is appointed to administer and implement this chapter by granting or denying development permit applications in accordance with its provisions. (Ord. 564 § 3, 2019)

Chapter 11.40 EXCAVATION AND GRADING

...

11.40.050 Definitions.

In this chapter the following definitions apply:

“Approval” means a written professional opinion by the responsible principal of record concerning the satisfactory progress and completion of the work under his or her purview unless it specifically refers to the City Engineer.

“Approved plans” means the most current grading plans which bear the signature or stamp of approval of the City Engineer.

“Archaeologist” means a person who does scientific study of material remains of past human life and activity.

“As-graded” means the surface and subsurface conditions and configuration upon completion of grading.

“Bedrock” means in-place solid rock.

“Bench” means a relatively level step excavated into earth material on which fill is to be placed.

“Borrow” means earth material acquired from an off-site location for use in grading on a site.

“Borrow pit” means premises from which soil, sand, gravel, decomposed granite or rock are removed for any purpose.

“Borrow pitting” means excavation created by the surface mining of rock, unconsolidated geological deposits, or soil to provide material (borrow) for fill elsewhere.

“Building pad” means that portion of an embankment and/or excavation contained within an area bounded by a line five feet outside the foundation footing for a building.

“Building site” means that portion of an embankment and/or excavation containing the building pad(s) and lying within an area bounded by the top of slopes and/or toe of slopes within the lot or parcel.

“Certify” or “certification” means a signed written statement that the specific inspections and tests required have been performed and that the works comply with the applicable requirements of this chapter, the plans and the permit.

“City Engineer” means the Director or the person appointed by the City Manager or Director to fulfill the functions of City Engineer required by law, this code, or assigned by City Council, City Manager, or Director.

“Civil engineer” means a professional engineer registered in the State to practice in the field of civil engineering.

“Civil engineering” means the application of the knowledge of the forces of nature, principles of mechanics, and the properties of materials for evaluation, design and construction of civil works for the beneficial uses of the population.

“Clearing” and “brushing” means the removal of vegetation (grass, brush, trees and similar plant types) above the natural surface of the ground.

“Compaction” means densification of a soil or rock fill by mechanical or other acceptable procedures.

“Contour grading” means grading which creates, or results in, land surfaces which reflect the pre-graded natural terrain or that simulates natural terrain, i.e., rounded nonplanar surfaces and rounded, nonangular intersections between surfaces.

“Contractor” means a contractor licensed by the State to do work under this chapter. A contractor may be authorized to act for a property owner in doing such work.

“Department” means the Engineering Department of the City of Santee and any subsequent title for this department.

“Design and development standards” means the standards published by the City for land development activities, which standards may be published in a single document, or a combination of documents, and may be updated as needed to comply with industry practice or changes in the law.

“Director of Development Services” means the Director of Engineering of the City of Santee that person, or persons authorized to act in the capacity of the department head and or planning Director. and any subsequent title for this department head, or

designee. In the event that this position is vacant or eliminated by the City, the Director shall be the City Manager or designee.

“Earth material” means any rock, natural soil, or fill and/or any combination thereof.

“Embankment” or “fill” is any act by which earth, land, gravel, rock, or any other material is deposited, placed, pushed, dumped, pulled, transported or moved to a new location and the condition resulting therefrom.

“Engineering geologic report” means a report prepared under the supervision of an engineering geologist providing a geological map of a site, information on geologic measurements and exploration performed on the site and surrounding area and, providing recommendations for remedial measures necessary to provide a geologically stable site for its intended use.

“Engineering geologist” means a certified engineering geologist, registered by the State to practice engineering geology.

“Engineering geology” means the application of geologic knowledge and principles in the investigation and evaluation of naturally occurring rock and soil for use in the design of civil work.

~~“Engineer, Private” or “Private engineer” means a civil engineer registered by the State. A private engineer may be authorized to act for a property owner in doing work covered by this chapter.~~

“Erosion” means the process by which the ground surface is worn away by the action of water or wind.

“Erosion control system” means any combination of desilting facilities, retarding basins, and erosion protection, including effective planting and the maintenance thereof, to protect adjacent private property, watercourses, public facilities and receiving waters from the deposition of sediment or dust.

“Expansive soil” means any soil with an expansion index greater than 20, as determined by the Expansive Soil Index Tests (UBC Std. 29-32).

“Exploration” or “prospecting” means the search for minerals by geological, geophysical, geochemical or other techniques, including, but not limited to, sampling, assaying, drilling, or any surface or underground works needed to determine the type, extent or quantity of minerals present.

“Excavation” or “cut” means any earth, sand, gravel, rock or other similar material which is cut into, dug, quarried, uncovered, removed, displaced, relocated, or bulldozed by people and the conditions resulting therefrom.

“Fault” means a fracture in the earth’s crust along which movement has occurred. An active fault is one that exhibits separation in historic time or along which separation of Holocene deposits can be demonstrated. If Holocene deposits are not offset, but numerous epicenters have been recorded on or in close proximity to the fault, a classification of active may be used.

Fill, Nonstructural. “Nonstructural fill” means any embankment on which no soil testing was performed or no compaction reports or other soil reports were prepared or submitted.

“Geologic hazard” means any geologic feature capable of producing structural damage or physical injury. Geologic hazards include:

1. Landslides and potential slope instabilities resulting from bedding faults, weak claystone beds, and oversteepened slopes;
2. Deposits potentially subject to liquefaction, seismically-induced settlement, severe ground shaking, surface rupture, debris flows, or rock falls resulting from fault activity;
3. Deposits subject to seepage conditions or high groundwater table.

“Geotechnical report” means a report which contains all appropriate soil engineering, geologic, geohydrologic, and seismic information, evaluation, recommendations and findings. This type of report combines both engineering geology and soil engineering reports.

“Grade” means the elevation and cross-sections established for the finished surface. All grades must be based upon the official datum of the City.

“Grading” means any excavating or filling or combination thereof.

“Grading permit” means a permit issued pursuant to this chapter.

“Grubbing” means the removal of roots and stumps.

“Key” means a designed compacted fill placed in a trench excavated in earth material beneath the toe of a proposed fill slope.

“Land development” means making excavations and embankments on private property and the construction of slopes, drainage structures, fences and other facilities incidental thereto.

“Landscape architect” means a landscape architect, registered by the State, who performs professional work in physical land planning and integrated land development, including the design of landscape planting programs.

“Landslide” means the downward and outward movement of soil, sand, gravel, rock or fill or a combination thereof.

“Mined lands” includes the surface, subsurface and groundwater of an area in which surface mining operations will be, are being or have been conducted, including private ways and roads appurtenant to any such area, land excavations, workings, mining waste, and areas in which structures, facilities, equipment, machines, tools, or other materials or property which result from, or are used in, surface mining operations are located.

“Minerals” are any naturally occurring chemical element or compound, or groups of elements and compounds, formed from inorganic processes and organic substances, including, but not limited to aggregate, coal, peat, and bituminous rock, but excluding geothermal resources, natural gas and petroleum.

“Mining waste” includes the residuals of soil, rock, mineral, liquid, vegetation, equipment, machines, tools or other material or property directly resulting from or displaced by, surface mining operations.

“Natural terrain” means the lay of the land prior to any grading.

“On-site construction” means those earth material moving activities (such as excavation, grading, compaction, and the creation of fills and embankments) which are required to prepare a site for construction of structures, landscaping, or other land improvements if resultant excavations, fills, grades, or embankments are beneficially modified by such construction of structures, landscaping or other land improvements. Excavations, fills, grades or embankments that of themselves constitute engineered works such as dams, road cuts, fills, catchment basins, or levees are not considered to be surface mining operations. Earth material moving activities in areas either on or off-site where the results are modified by construction of structures, landscaping or other land improvements, and that do not of themselves consist of land improvements, and that do not of themselves consist of engineered works are deemed to be surface mining operations unless exempted under the Surface Mining and Reclamation Act.

“Operator” means any person who is engaged in grading operations him or herself, or who contracts with others to conduct operations on his or her behalf.

“Overburden” means soil, rock or other materials that lie above a natural deposit or in between deposits, before or after their removal.

“Owner” means any person, agency, firm or corporation having a legal, possessory or equitable interest in a given piece of real property.

“Paleontologist” means a person who holds an advanced degree, who is affiliated with a recognized institution such as a museum or university and who is actively engaged in the research of prehistoric life through the study of plant and animal fossils.

“Paving” means all paving related operations such as surfacing, resurfacing, curbs, gutters, sidewalks, and ramps or as otherwise described within the City’s Best Management Practices Design Manual, Priority Development Categories.

“Permittee” means any person to whom a permit is issued pursuant to this chapter.

“Planning Director” means the Director of [Planning and Building of the City of Santee Development Services](#) or ~~a duly authorized representative~~ and any subsequent title for this department head, or designee. In the event that this position is vacant or eliminated by the City, the Director shall be the City Manager or designee.

“Preliminary soil engineering report,” also referred to as “preliminary geotechnical investigation report” means a report prepared under the responsible supervision of a soil engineer which includes preliminary information concerning engineering properties of soil and rock on a site prior to grading, describing locations of these materials and providing recommendations for preparation of the site for its intended use.

“Premises” means contiguous property in the same ownership.

“Private engineer” means a civil engineer registered by the State. A private engineer may be authorized to act for a property owner in doing work covered by this chapter.

“Property owner” means the owner, subdivider or developer of real property which will be benefited by the proposed land development work.

Property, Public. “Public property” means property owned in fee by the City, or dedicated for public use.

“Public interest slope” means any manufactured slope which meets any one of the following criteria:

1. A vertical height in excess of 15 feet;
2. A vertical height in excess of five feet located on the exterior of a subdivision and exposed to view from any point outside the subdivision;
3. A vertical height in excess of five feet which will be visible after completion of the buildings to be placed on the subject graded area from any circulation element road, from any existing or proposed public buildings, public facility, or publicly used property, from any private property two streets or more away from the slope in question or from any private homes existing at the time of creation of the slope;
4. Any slope in the hillside overlay zone.

“Publicly used property” means property that is used frequently by persons other than the residents and/or owners.

“Public rights-of-way” means public easements or dedications for streets, alleys, drainageways and/or other uses.

“Reclamation” means the process of land treatment that minimizes water degradation, air pollution, damage to aquatic or wildlife habitat, flooding, erosion and other adverse effects from surface mining operations, including adverse surface effects incidental to underground mines, so that mined lands are reclaimed to a usable condition which is readily adaptable for alternate land uses and create no danger to public health and safety, and is consistent with the General Plan, zoning ordinance and applicable specific plans. The process may extend to affected land and surrounding mined lands, and may require backfilling, grading, resoiling, revegetation, soil compaction, stabilization or other measures.

“Relative compaction” means the in-place dry density (determined by ASTM D1556, or other City Engineer approved equal) expressed as a percentage of the maximum dry density (determined by ASTM D1557, or other City Engineer approved equal).

“Retaining wall” means a wall designed to resist the lateral displacement of soil or other materials.

“Rough grading” means the condition where ground surface approximately conforms to the design grade, generally within 0.1 feet, and all compaction of fills and embankments have been performed to the specifications required by the soil engineer.

“Slope” means the inclined exposed surface of a fill, excavation of natural terrain.

“Soil” means earth material of whatever origin, overlying bedrock and may include the decomposed zone of bedrock which can be readily excavated by mechanical equipment.

“Soil engineer” means a registered civil engineer who holds a valid authorization to use the title “soil engineer” as provided in Section 6736.1 of the California [Business and Professions Code](#). The terms “geotechnical engineer,” “soils engineer” and “soil and foundation engineer” are deemed to be synonymous with the term “soil engineer.”

“Soil engineering” means the application of the principles of soil mechanics in the investigation, evaluation and design of civil works involving the use of earth materials and the inspection and testing of the construction thereof.

“Soil engineering report” means a report prepared under the responsible supervision of a soil engineer which includes information on site preparation, slope heights and gradients, compaction of fills placed, placement of rock, treatment of expansive soils, providing recommendations for structural design and approving the site for its intended use.

“Stockpile” means a temporary, uncompacted fill or embankment placed by artificial means, which is designated or intended to be moved, or relocated at a later date.

“Subdivider” means a person, firm, corporation, partnership or association who causes land to be divided into one or more lots or parcels for him or herself or others as defined by those sections of the [Government Code](#) known as the Subdivision Map Act.

“Substantial conformance” means grading that conforms to Section [11.40.390](#) of this chapter.

“Suitable material” means any soil or earth material which, under the criteria of this chapter or under the criteria of an approved geotechnical report, is suitable for use as fill or for other intended purposes.

“Surface mining operations” means all or any part of the process involved in the mining of minerals on mined lands by removing overburden and mining directly from the mineral deposits, open-pit mining of minerals naturally exposed, mining by the auger method, dredging and quarrying, or surface work incident to an underground mine. Surface mining operations include, but are not limited to:

1. Borrow pitting, streambed skimming, segregation, and stockpiling of mined materials;
2. In-place distillation, retorting or leaching;
3. The production and disposal of mining wastes;
4. Prospecting and exploratory activities.

“Terrace” means a relatively level step constructed in the face of a graded slope surface for drainage and maintenance purposes.

“Unsuitable materials” means any soil or earth material having properties or characteristics which, under the criteria of this chapter or under the criteria contained in any approved geotechnical report, make it unsuitable for use as fill or for any other intended use. These properties or characteristics include, but are not limited to, organic content of the material exceeding three percent, rock diameters exceeding eight inches, the presence of concrete or asphalt, or the presence of expansive soils within three feet of finish grade of any area intended or designed as a location for a building. (Ord. 564 § 3, 2019)

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11.40.105 Designated exceptions.

The following grading activities are exempt from the requirement to obtain a grading permit under the provisions of this chapter:

- A. Depositing materials in any disposal area operated by or licensed by the City or the County.

- B. Grading which meets all of the following limitations:
 - 1. Is on a single legal lot or contiguous ownership;
 - 2. Involves the movement of not more than 200 cubic yards of earth;
 - 3. The cut in the cut area and/or the fill in the fill area, at their deepest points, do not exceed a depth of five feet in vertical depth measured from the original ground;
 - 4. The fill is not intended to support structures;
 - 5. The finished cut and/or fill slopes are not steeper than two horizontal to one vertical (2:1);
 - 6. The finished grading does not alter the drainage patterns either upstream or downstream from the grading;
 - 7. None of the fill is placed on existing ground having a slope steeper than five horizontal to one vertical (5:1), which is a 20% slope;
 - 8. None of the grading is closer than five feet to adjacent parcel; and
 - 9. The finished slopes are protected from erosion and the downstream properties are protected from siltation resulting from the grading.

- C. Any of the following, if authorized by a valid building permit approved and issued by the Planning Director and provided that any embankment constructed with the excess material from the excavation is disposed of under an approved grading permit or on site without creating embankments more than five feet in unsupported height:
 - 1. Excavation below finish grade for basements;
 - 2. Footings or foundations for buildings, manufactured homes, retaining walls or other structures;
 - 3. Swimming pools, septic tanks, leach lines, or other subsurface structures or facilities.

D. When approved by the City Engineer, exploratory excavations under the direction of a soil engineer, archaeologist, paleontologist or engineering geologist. Such excavations must be properly backfilled and compacted or otherwise restored to the satisfaction of the City Engineer. No stockpiling greater than needed for exploration will be permitted, No trucking, general placement or removal of rock or soil shall be allowed during exploratory excavations.

E. When approved by the City Engineer, excavation for the sole purpose of recompaction as specified or recommended by an approved soils report.

F. Grading for which inspection is provided by the City and which is done by a developer or contractor pursuant to City-approved improvement plans within public rights-of-way and adjacent slope rights areas independent of adjacent land development work, or grading done pursuant to a permit for excavation in public streets.

G. Except as provided in the following subsections, clearing and brushing when directed by the Fire Chief to mitigate a fire hazard, with the concurrence of the Planning Director that such clearing and brushing will not cause significant damage to any rare, endangered or protected species of plant or wildlife or cause any significant damage to any habitat of any rare, endangered or protected species of wildlife. The exemptions in this section do not apply to clearing, grubbing, brushing or grading when:

1. Grading will occur in or physically impact designated or dedicated open space or environmentally sensitive areas designated in the General Plan or shown on any approved specific plan;
2. Grading will occur in any waterway or wetland, stream, river, channel, pond, lake, marsh, bog, lagoon, vernal pool or riparian habitat;
3. Grading will occur in any floodway or floodplain as shown on the San Diego County floodplain maps or on City revised maps;
4. Grading will occur in any officially mapped area in high geologic risk zone (Zone "C" and "D") as defined by the geotechnical/seismic study for the General Plan;
5. Grading will occur in the hillside overlay district; or
6. Grading will occur in any other sensitive areas such as archaeological sites, historical sites or burial grounds.

H. Paving related activity disturbing less than 5,000 square feet. (Ord. 564 § 3, 2019)

11.40.110 Permit applications.

- A. The owner, or owner's authorized agent, of any property that requires a grading permit under this chapter must sign and submit a grading permit application on a form approved by the City Engineer.
- B. A separate grading permit application is required for each grading permit.
- C. A complete grading permit must include following items, unless otherwise waived or specified by the City Engineer, or this chapter:
1. Grading plan pursuant to Section [11.40.120](#);
 2. Separate plot plan pursuant to Section [11.40.125](#);
 3. Preliminary soil engineering report pursuant to Section [11.40.130](#);
 4. Landscape and irrigation plans (may be submitted with the second plan check submittal) pursuant to Section [11.40.135](#);
 5. Erosion control plans, if required by Section [11.40.140](#);
 6. Drainage study;
 7. Haul route, including source of borrow or disposal;
 8. Grading plan check fee pursuant to Sections [11.40.215](#) and [11.40.220](#);
 9. Soil engineering report review fee pursuant to Section [11.40.225](#);
 10. Deposit for independent third party review of soil report, if required, pursuant to Section [11.40.225](#);
 11. Inspection fees (may be paid at any time prior to issuance of permit) pursuant to Section [11.40.230](#);
 12. Proof of legal lot (may be waived by the City Engineer if grading is pursuant to an approved tentative map or zoning permit);
 13. Computer graphics of existing and graded conditions, and/or other displays;
 14. Plans, specifications and other supplemental data, as specified in this chapter, the design and development manual and the subdivision ordinance.
- D. A complete grading permit application must be submitted for City review and approval along with the following items:

1. Paving related activity disturbing more than 5,000 square feet requires a Paving Plan. Paving demonstrating that the proposed paving will not alter the existing drainage conditions of the site, redirect drainage onto another property where it did not previously occur, or will comply with all City requirements related to alterations of drainage conditions. All paving operations that will include the installation of new pavement, the removal and replacement of existing pavement or a combination of the two totaling more than 5,000 square feet require prior approval of a grading site plan that shows existing and proposed drainage paths and compliance with the City of Santee BMP design manual.

2. Grading plans.

3. Stormwater intake form.

4. Priority development or standard development stormwater quality management plan (as determined by completing the stormwater intake form).

5. Schedule for work.

6. Best management practices plan sheet.

7. Engineer's estimate.

E. The City Engineer may require additional data or information, eliminate, or modify any of the above requirements, including those items in Section [11.40.115](#).

F. Any change in application requirements or applicable fees that is effective before a grading permit is issued applies to any pending application for a grading permit under the following conditions:

1. A change of policy or direction by the City Council;

2. A change in the applicable laws, including the grading ordinance or fee schedule approved by the City Council;

3. Discovery that the plans, application, or fees violate or do not meet existing laws, ordinances, or policies or conform to the requirements of other permits or approvals, such as zoning permits or subdivision maps;

4. Discovery of any design defect, soil or geologic hazard, or any other fact or item which, if left unchanged, could cause damage, harm or hazard to public or private properties, or to life, limb or the general public's safety or welfare.

If, as a result of discoveries described in subdivisions 3 and 4 of this subsection, changes are directed, the application expiration date will be extended for 30 days, or for such other time as the City Engineer grants to accomplish all required changes.

G. The time limits set out in this section apply to all grading plans and applications. (Ord. 564 § 3, 2019)

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11.40.120 Grading and paving plan requirements.

A. Grading and paving plans required by this chapter must be prepared and submitted with the grading permit application in accordance with the design and development standards approved by the City Engineer and available from the Department of [Development Services](#).

B. All grading and paving plans must be signed by a registered civil engineer and by the soil engineer. The City Engineer may waive this requirement when the proposed grading or paving is on a single lot or parcel not proposed for further subdivision and, in the opinion of the City Engineer, the proposed grading entails no hazard to any adjacent property, does not necessitate construction of extensive drainage structures or erosion control facilities, and does not interfere in any way with existing natural or improved drainage courses or channels.

C. In addition to any other grounds for stopping work provided by law or set forth in this code, the City Engineer may stop work and require amendment or change of approved grading, paving, erosion control or landscape and irrigation plans for any of the following reasons:

1. Extension or renewal of the grading permits;
2. Changes have been made in the actual work which are not reflected on the approved plans;
3. The scope or quantity of grading or paving has been changed;
4. Construction, traffic, drainage, soil, geologic, public safety or environmental problems not considered, known, or evident at the time of permit issuance or plan approval become evident. (Ord. 564 § 3, 2019)

...

11.40.130 Preliminary soil engineering and geology reports.

A. Three copies of a preliminary soils engineering report required by this chapter must be submitted with the application for a grading permit. Each soil engineering report must be prepared by a soil engineer and contain all information applicable to the project in accordance with generally accepted geotechnical engineering practice. The preliminary soil engineering report must include the following, at a minimum:

1. Information and data regarding the nature, distribution, and the physical and chemical properties of existing soils;
2. Location of faults as defined by a registered geologist or certified engineering geologist;
3. Conclusions as to the adequacy of the site for the proposed grading;
4. Recommendations for general and corrective grading procedures;
5. Foundation design criteria;
6. Slope gradient, height and benching, or terracing recommendations;
7. The potential for groundwater and seepage conditions and procedures for mitigation of the groundwater-related problems;
8. For all slopes in the Friars Formation, regardless of the slope ratio, a slope stability analyses and a written statement indicating acceptable slope stability;
9. Other recommendations, as necessary, commensurate with the project grading and development.

B. The soil engineer and engineering geologist should refer to Safety Element of the Santee General Plan and any modification, amendment, or reissuance in preparing the reports required by this section.

C. Recommendations contained in the approved reports become part of and are incorporated into the grading plans and specifications and become conditions of the grading permit.

D. Preliminary geological investigations and reports are required for all land development projects designated as Group IV or Group III, except those Group III projects located in Zone "A" as ~~shown on Figure 8-3, per the~~ Seismic Hazards and Study Areas Map (for which a geological reconnaissance will be required), as outlined in Table 8.1 of the City General Plan. This requirement may be extended to adjacent properties where known or reasonably inferred instability may adversely affect the property. The preliminary geological investigation report must include the following at a minimum:

1. A comprehensive description of the site topography and geology including, where necessary, a geology map;
2. A statement as to the adequacy of the proposed development from an engineering geologic standpoint;

3. A statement as to the extent that known or reasonably inferred stability on adjacent properties may adversely affect the project;
4. A description of the field investigation and findings;
5. Conclusions regarding the effects geologic conditions will have on the proposed development;
6. Specific recommendations for plan modification, corrective grading and/or special techniques and systems to facilitate a safe and stable development;
7. Provide other recommendations, as necessary, commensurate with the project grading and development.

E. The preliminary geological investigation report may be combined with the preliminary soils engineering report.

F. A seismicity study and report is required for all land development projects designated as Group IV and for those designated as Group III and located in Zones “C” and “D” ~~shown on Figure 8-3 as per the~~, Seismic Hazards and Study Areas Map, of the City General Plan. The report must be prepared by an engineering geologist or a soil engineer with expertise in earthquake technology and its application to buildings and other civil engineering works. The seismic report may be combined with the soil and geologic investigation reports. (Ord. 564 § 3, 2019)

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11.40.145 Application coordination—Multi-departmental cooperation.

When the nature of work proposed in a grading permit application falls within the requirements of, or affects the operation of, ~~multiple any other City~~ departments ~~of the City, the City Engineer must obtain and consider~~ the recommendations of ~~applicable City those~~ departments ~~should be considered~~ in determining the disposition of the application. The ultimate determination shall be made by the City Engineer. (Ord. 564 § 3, 2019)

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11.40.175 Nonstructural fills.

A. Except for temporary stockpiles that have been permitted by the prior written approval of the City Engineer, all nonstructural (uncompacted) fills are prohibited unless specifically authorized by the City Engineer and Planning Director.

B. Applications for grading permits involving nonstructural fills must be accompanied by an agreement for development of nonstructural fills signed by the property owner and containing the following provisions:

1. The development work must be designated as nonstructural fill and must be constructed in accordance with grading plans approved by the City Engineer;
2. The owner acknowledges that as a nonstructural fill, the site is not eligible for a building permit until, subject to the review and approval of the City Engineer, a soils investigation report, additional geotechnical reports in accordance with Section [11.40.130](#), and any other pertinent information as deemed necessary by the City Engineer, have been submitted and approved by the City;
3. The land development work must be done and maintained in a safe, sanitary and nonnuisance condition at the sole cost, risk and responsibility of the owner and the owner's successors in interest, who must hold the City harmless with respect thereto;
4. Other provisions that, in the opinion of the City Attorney and the City Engineer, afford protection to the property owner and the City.

C. The agreement for nonstructural fills must be presented to the City Council for approval, and if approved, the agreement or notice of the agreement must be recorded in the office of the County Recorder. The notice must remain in effect until release of the agreement is filed by the City Engineer. If the County Recorder refuses to record notice of the agreement against the property, such agreement becomes void. (Ord. 564 § 3, 2019)

...

11.40.235 Work commenced before permit issuance—Fee.

A. In addition to any penalty for violation of this code and in addition to the fees required in this chapter, a separate fee, in an amount established by resolution of the City Council, but in no case less than \$500.00, is required for any work commenced prior to obtaining a permit required by this chapter.

B. Payment of such fee does not relieve any person from any liability for failing to comply with this chapter. The fee prescribed in this section is not a penalty but defrays the expense of enforcement of the provisions of this chapter and may be assessed for each violation cited. (Ord. 564 § 3, 2019)

C. Upon written notification to the property owner of the record that work has been commenced prior to obtaining a permit required by this chapter, all work shall cease and the owner must contact the Code Enforcement Division within 10 days of receipt of the notification and inform the Code Enforcement Division of which of the following options

the owner will be pursuing. The property owner shall comply with one of the following options within 30 days of the date of the notification and prior to re-commencing work, or be subject to increased fines and penalties pursuant to Chapter 1.08:

1. Show a valid permit with approved plans covering the scope of work in question.

2. Pay the fee described in Subsection A, and engage with a licensed professional civil engineer to act as Engineer of Record (EOR) to prepare plans, details and calculations for the work that has started and or is proposed. The proposed work must meet City of Santee standards, be in conformance with our municipal code and be to the satisfaction of the City Engineer. The owner shall also pay all applicable plan check fees and obtain the necessary permit(s). The EOR shall provide an “as built” certification letter certifying the work has been completed and to EOR’s satisfaction in accordance with the approved plans. This matter will be considered closed only after the City of Santee has accepted the aforementioned as complete.

3. Pay the fee described in Subsection A, and prepare or engage with a design professional/draftsperson to prepare plans and details for the proposed work. The proposed work must meet existing City of Santee approved standards, be in conformance with the Code and be to the satisfaction of the City Engineer. In addition, the property owner must pay plan check and inspection fees, obtain the necessary permit(s), and remove all of the work performed without the benefit of City inspection. This includes but is not limited to concrete work, leveling pads, buried drainage, facilities, pipes, gravel, reinforcement, grids and or as deemed necessary with the City Engineer. Perform the work in accordance with the approved plans and obtain inspection approval from the City as required by the plans. The work shall be completed within the time limits specified on a valid permit(s). This matter will be considered closed only after the City of Santee has accepted the aforementioned as complete.

4. With the prior written permission of the City Engineer, the owner may choose to remove all of the work performed without the benefit of City inspection. This includes but is not limited to concrete work, leveling pads, buried drainage, facilities, pipes, gravel, reinforcement, grids and or as deemed necessary by the City Engineer. The owner must restore the area to pre-construction activity conditions or better to the satisfaction of the City Engineer. The restoration must be completed within 30 days of notification described in subsection C. This matter will be considered closed only after the City of Santee has accepted the aforementioned as complete.

...

11.40.620 Applications and review.

A. Any person, except as provided in Section 2776 of the California Surface Mining and Reclamation Act of 1975, who proposes to engage in surface mining operations as defined in this chapter must, prior to the commencement of such operations, obtain:

1. A zoning permit;
2. A permit to mine; and
3. Approval of a reclamation plan, in accordance with the provisions set forth in this article and as further provided in the California Surface Mining and Reclamation Act of 1975. A fee, as established for the permitted uses in the consolidated fee schedule, must be paid to the City at the time of filing.

B. Applications for a zoning permit or reclamation plan for surface mining or land reclamation projects must be made on forms provided by the Department ~~of Development Services~~ and / or the Planning and Building Department, as applicable. Said application must be filed in accordance with this article and procedures as established by the Director and / or the Director of Planning and Building, as applicable. The reclamation plan applications require, at a minimum, each of the elements required by SMARA (Sections 2772—2773) and State regulations, and any other requirements deemed necessary to facilitate an expeditious and fair evaluation of the proposed reclamation plan, as established at the discretion of the Director and / or the Director of Planning and Building, as applicable. All applications for a zoning permit for surface mining must be made, considered and granted or denied pursuant to Section 13.06.030. Such applications must be accompanied by data or information required by the Director and / or the Director of Planning and Building, as applicable. All plans and specifications for the grading of the property must be prepared by a registered civil engineer, sealed and signed in accordance with the Business and Professions Code.

C. Applications must include all required environmental review forms and information prescribed by the Director and / or the Director of Planning and Building, as applicable.

D. Within 30 days after acceptance of an application for a zoning permit for surface mining operations and/or a reclamation plan as complete, the Department ~~of Development Services~~ and / or the Planning and Building Department, as applicable, must notify the State Department of Conservation of the filing of the application. Whenever mining operations are proposed in the 100-year flood plain of any stream, as shown in Zone A of the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency, and within one mile, upstream or downstream, of any State highway bridge, the Department and / or the Planning and Building Department, as applicable, ~~of Development Services~~ must also notify the State Department of Transportation that the application has been received.

E. The Department and / or the Planning and Building Department, as applicable, ~~of Development Services~~ will process the application(s) through environmental review pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) and the City's environmental review guidelines.

F. Upon completion of the environmental review procedure and filing of all documents required by the Director and / or the Director of Planning, as applicable, consideration of

the zoning permit approval and reclamation plan for the proposed surface mine will be scheduled for public hearing before the City Council, and pursuant to the requirements of SMARA.

G. Prior to final approval of a reclamation plan, financial assurances (as provided in this article), or any amendments to the reclamation plan or existing financial assurances, the Department and / or the Planning and Building Department, as applicable, of Development Services must submit the plan, financial assurance, or amendments to the State Department of Conservation for review. The City Council may conceptually approve the reclamation plan and financial assurance before submittal to the State Department of Conservation. If a zoning permit is being processed concurrently with the reclamation plan, the City Council may also conceptually approve the zoning permit. However, City Council may defer action on the zoning permit until taking final action on the reclamation plan and financial assurances. If necessary to comply with permit processing deadlines, the City Council may conditionally approve the zoning permit with the condition that the City Council will not issue the zoning permit for the mining operations until cost estimates for financial assurances have been reviewed by the State Department of Conservation and final action has been taken on the reclamation plan and financial assurances. The State Department of Conservation has 30 days to review and comment on the reclamation plan and 45 days to review and comment on the financial assurance. The Department and / or the Planning and Building Department, as applicable, of Development Services must prepare a written response to the State's comments containing the following, and submit a proposed response to the State Department of Conservation at least 30 days before approval of the reclamation plan, plan amendment, or financial assurance:

1. Describing the disposition of the major issues raised by the State's comments;
2. Describing whether the City proposes to adopt the State's comments to the reclamation plan, plan amendment, or financial assurance;
3. Specifying, in detail, why the City proposes not to adopt the comments, if the City proposes not to adopt the State's comments;
4. Proving notice of the time, place, and date of the hearing or meeting at which the reclamation plan, plan amendment, or financial assurance is scheduled to be approved by the City.

The Director and / or the Director of Planning and Building, as applicable must send copies of any comments received and response prepared to the applicant.

H. The City Council will then take action to approve, conditionally approve, or deny the zoning permit and/or reclamation plan, and to approve the financial assurances pursuant to PRC Section 2770(d). The Director and / or the Director of Planning and Building, as applicable, must send the State Department of Conservation the final

response to the State's comments within 30 days after approval of the reclamation plan, plan amendment, or financial assurance.

I. By July 1st of each year, the Department [and / or the Planning and Building Department, as applicable, of Development Services](#) must submit to the State Department of Conservation for each active or idle surface mining operation:

1. A copy of any permit or reclamation plan amendments, as applicable;
2. A statement that there have been no changes during the previous year, as applicable;
3. The date of each surface mining operation's last inspection;
4. The date of each surface mining operation's last financial assurance review pursuant to PRC 2773.1 for each operation.

J. Where any requirement of the reclamation plan conflicts with any requirement of the approved zoning permit, the [Planning](#) Director and the City Engineer will determine which requirement applies. (Ord. 564 § 3, 2019)

11.40.630 Financial assurances.

A. To ensure reclamation will proceed in accordance with the approved reclamation plan, the City requires as a condition of approval security for the faithful performance of the reclamation. The applicant may pose security in the form of a surety bond, cash deposit, irrevocable letter of credit from an accredited financial institution, or other method acceptable to the City Attorney and the State Mining and Geology Board as specified in State regulations, and which the City reasonably determines is adequate to perform reclamation in accordance with the surface mining operation's approved reclamation plan. Financial assurances must be made payable to the City of Santee, the State Department of Conservation, and such other regulatory agencies the City deems necessary.

B. Financial assurances are required to ensure compliance with the reclamation plan, including but not limited to, revegetation and landscaping requirements, restoration of aquatic or wildlife habitat, restoration of water bodies and water quality, slope stability, erosion and drainage control, disposal of hazardous materials, and other measures, if necessary.

C. Cost estimates for the financial assurance must be submitted to the Department [of Development Services and / or the Planning and Building Department, as applicable,](#) for review and approval prior to the operator securing financial assurances. The Department [of Development Services and / or the Planning and Building Department, as applicable,](#) will forward a copy of the cost estimates, together with any documentation received supporting the amount of the cost estimates, to the State

Department of Conservation for review. If the State Department of Conservation does not comment within 45 days of receipt of these estimates, it will be assumed that the cost estimates are adequate. The City has the discretion to approve the financial assurance if it meets the requirements of this article, SMARA, and State regulations.

D. The amount of the financial assurance must be based upon 100% of the estimated cost of reclamation plus a 10% contingency for the actual amount required to reclaim lands disturbed by surface mining activities since January 1, 1976, all new lands to be disturbed by surface mining activities in the upcoming year and areas not successfully reclaimed pursuant to the approved reclamation plan. The estimate must also include any maintenance of reclaimed areas as may be required. Cost estimates must be prepared by a California registered Professional Engineer and/or other similarly licensed and qualified professionals retained by the operator and approved by the Director [and / or the Director of Planning and Building, as applicable](#). The estimated amount of the financial assurance must be based on an analysis of physical activities necessary to implement the approved reclamation plan, the unit costs for each of these activities, the number of units of each of these activities, and the actual administrative costs. Financial assurances to ensure compliance with establishing revegetation, restoration of water bodies, restoration of aquatic or wildlife habitat, and any other applicable element of the approved reclamation plan must be based upon cost estimates that include, but may not be limited to, labor, equipment, materials, mobilization of equipment, administration, and reasonable profit by a commercial operator other than the permittee.

E. In addition to the amount specified in subsection D of this section, the security instrument must provide that in the event suit is brought by the City and judgment recovered, the surety or financial institution must pay, in addition to the sum specified, all costs incurred by the City in such suit including a reasonable attorney's fee to be fixed by the court.

F. In projecting the costs of financial assurances, it must be assumed without prejudice or insinuation that the surface mining operation could be abandoned by the operator and, consequently, the City or State Department of Conservation may need to contract with a third party commercial company for reclamation of the site.

G. The financial assurances must remain in effect for the duration of the surface mining operation and any additional period until reclamation is completed, including any required maintenance and establishment period. Upon completion of the surface mining and reclamation of mined lands in accordance with the approved reclamation plan, including maintenance and establishment periods, all financial assurances will be released, otherwise they must remain in full force and effect.

H. The City will annually review amount of financial assurances required of a surface mining operation for any one year to account for new lands disturbed by surface mining operations, inflation, and reclamation of lands accomplished in accordance with the approved reclamation plan. The financial assurances must include estimates to cover reclamation for existing conditions and anticipated activities during the upcoming year,

excepting that the permittee may not claim credit for reclamation scheduled for completion during the coming year.

I. When requested, revised estimates for the financial assurances must be submitted to the Director and / or the Director of Planning and Building, as applicable, at the time of filing of the mine operator's annual mining operation report. The estimate must cover the cost of existing disturbance and anticipated activities for the next calendar year, including any required interim reclamation. (Ord. 564 § 3, 2019)

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11.40.655 Interim management plans.

A. Within 90 days after a surface mining operation becomes idle, the operator must submit to the Department and / or the Planning and Building Department, as applicable, of Development Services a proposed interim management plan (IMP). The proposed IMP must fully comply with the requirements of SMARA, including, but not limited to, all zoning permit conditions, and must provide measures the operator will implement to maintain the site in a stable condition, taking into consideration public health and safety. The proposed IMP must be submitted on forms prescribed by the Department of Development Services and / or the Planning and Building Department, as applicable, and will be processed as an amendment to the reclamation plan. IMPs are not considered a project for the purposes of environmental review.

B. Financial assurances for idle operations must be maintained as though the operation were active, or as otherwise approved through the idle mine's IMP. All financial assurances must conform to Section 11.40.630.

C. Upon receipt of a complete proposed IMP, the City will forward the IMP to the State Department of Conservation for review at least 30 days prior to approval by the City.

D. Within 60 days after receipt of the proposed IMP, or a longer period mutually agreed upon by the Director and the operator, the City will review and approve or deny the IMP in accordance with this chapter. The operator has 30 days, or a longer period mutually agreed upon by the operator and the Director, to submit a revised IMP. The City will approve or deny the revised IMP within 60 days of receipt.

E. The IMP may remain in effect for a period not to exceed five years, at which time the City may renew the IMP for another period not to exceed five years and for another five-year period at the expiration of the first five-year renewal period if the City finds that the surface mining operation has complied fully with the IMP, or require the surface mining operator to commence reclamation in accordance with its approved reclamation plan. (Ord. 564 § 3, 2019)

11.40.660 Inspections.

As a condition of each zoning permit or reclamation plan, the Department ~~of Development Services and / or the Planning and Building Department, as applicable,~~ will conduct an inspection of the surface mining operation and reclamation activities within six months after receipt of the mine operator's annual report. Inspection will be made by a State-registered geologist, State-registered civil engineer, State-licensed landscape architect, or State-registered forester, who is experienced in land reclamation and who has not been employed by the mining operation in any capacity during the previous 12 months, or other qualified specialists, as may be determined by the Director. All inspections must be conducted using a form approved and provided by the State Mining and Geology Board. The Department ~~of Development Services and / or the Planning and Building Department, as applicable,~~ will notify the State Department of Conservation within 30 days of completion of the inspection that said inspection has been conducted, and forward a copy of said inspection notice and any supporting documentation to the mining operator. The operator is solely responsible for the reasonable cost of such inspection. (Ord. 564 § 3, 2019)

Chapter 11.50 Electric Vehicle Charging Systems Expedited, Streamlined Permitting Process

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11.50.060 Permit review requirements.

- A. Review of the permit application shall be limited to the Building Official's review of whether the application meets local, State and Federal health and safety requirements. The application shall be administratively reviewed by the Building Official as a nondiscretionary permit.
- B. The City shall not condition approval of an application on the approval of an association, as that term is defined by [Civil Code](#) Section 4080.
- C. An application for an electric vehicle charging station shall be deemed complete and the permit available for issuance, when the Building Official determines that the application satisfies all the requirements found in the checklist.
- D. If an application is deemed incomplete, a written plan check correction notice will be available to the applicant within 10 working days, detailing all deficiencies in the application and any additional information or documentation required to be eligible for expedited permit issuance shall be given to the applicant for resubmission.
- E. The Building Official, in consultation with the Director of ~~Planning and Building~~~~the Department of Development Services,~~ may require an applicant to apply for a use permit if the Building Official finds, based on substantial evidence, that the electric vehicle charging station could have a specific, adverse impact upon the public health and safety. The Building Official's decision to require a use permit may be appealed by the applicant pursuant to Section [13.04.070](#) of this Code.

F. If a use permit is required, the application for the use permit may be denied if the ~~City Council Planning Commission~~ makes written findings based upon substantial evidence in the record that the proposed installation would have a specific, adverse impact upon the public health or safety and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. Such findings shall include the basis for the rejection of potential feasible alternatives for preventing the specific, adverse impact. Such decisions may be appealed to the pursuant to Santee Municipal Code Sections [13.04.040](#) and [13.04.070](#). (Ord. 576 § 3, 2020)

REVISIONS TO TITLE 12, SUBDIVISION OF LAND, DEVELOPMENT FEES, AND DEDICATIONS

Chapter 12.04 Definitions

12.04.020 Definitions.

“Bicycle path” means any right-of-way designed with a hard surface, usually of asphalt concrete or similar materials, and being of sufficient width to allow for safe bicycle travel.

“Car-share location” means a permanent, marked location for car-share pickup or drop-off.

“Certificate of compliance” means a document describing a unit of real property and stating that the division thereof complies with applicable provisions of the Subdivision Map Act and this division.

“City Engineer” means the Director or the person appointed by the City Manager or Director to fulfill the functions of City Engineer required by law, this code, or assigned by City Council, City Manager, or Director. the person holding the title of City Engineer or the Senior Registered Civil Engineer in the Department of Development Services, or any subsequent title for the department that reviews subdivision maps.

“Common interest development” means any of the following: (1) a community apartment project; (2) a condominium project; (3) a planned development; or (4) a stock cooperative per Section 4100 of the California Civil Code.

“Condominium project” means a real property development consisting of condominiums as defined in Section 4125 of the California Civil Code.

“Director” means the Director of Development Services. Planning and Building of the City of Santee and any subsequent title for this department head, or designee. In the event that this position is vacant or eliminated by the City, the Director shall be the City Manager or designee.

“Division of land” means any parcel or contiguous parcels of land, improved or unimproved, which are divided for the purpose of transfer of title, sale, lease, or financing, whether immediate or future, into two or more parcels. Division of land includes a common interest development.

“Filing” means the submittal of all such documents, statements, maps, plans, or other data deemed necessary by the City for the application for the tentative map, review of the final maps or plans, or the appeal process. Acceptance of a tentative map is not complete until all required documents deemed necessary have been received by the City.

“Improvement” means such street work and utilities to be installed, or agreed to be installed, by the subdivider on the land to be used for public or private streets, highways, ways, and easements, as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs as a condition precedent to the approval and acceptance of the final map thereof. “Improvement” also refers to such other specific improvements or types of improvements, the installation of which either by the subdivider, by public agencies, by private utilities, by any other entity approved by the local agency or by a combination thereof, is necessary or convenient to insure conformity to or implementation of the General Plan required by the City code or any specific plan adopted pursuant to the City Code.

“Merger” means the joining of two or more contiguous parcels of land under one ownership into one parcel.

“Owner” means the individual, firm, partnership, or corporation having controlling interest in land sought to be divided, or an agent thereof, duly authorized to commence proceedings.

“Planned development” means a real property development other than a community apartment project, a condominium project, or a stock cooperative, as defined by Section 4175 of the California [Civil Code](#).

“Stock cooperative” means a real property development as defined in Section 4190 of California [Civil Code](#).

“Subdivider” means an individual, firm, association, syndicate, copartnership, corporation, trust, or any other legal entity commencing proceedings under this division to effect a division of land hereunder for such subdivider or for another, except that employees and consultants of such individuals or legal entities, acting in such capacity, are not “subdividers.”

“Subdivision” means the same as “division of land.”

“Subdivision committee” means the same as “subdivision review committee” and consists of at least the following officers or their duly authorized representatives: Director, City Engineer or Senior Civil Engineer, and Fire Marshal.

“Tentative map” means a map made for the purpose of showing the design and improvement of a proposed subdivision and the existing conditions in and around it, and need not be based upon an accurate or detailed final survey of the property.

“Vesting tentative map” means a map for a subdivision that has printed conspicuously on its face the words “Vesting Tentative Map” at the time it is filed in accordance with the proceedings established in Chapter [12.10](#). “Vesting tentative parcel map” means a vesting tentative map prepared in conjunction with a parcel map. This definition includes

nonresidential subdivisions. (Ord. 598 § 3, 2022; Ord. 596 § 3, 2021; Ord. 565 § 3, 2019)

Chapter 12.08 TENTATIVE MAPS—PROCEDURES

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12.08.020 Residential condominium conversion.

If the map is for conversion of existing residential development into condominiums, community apartments, or a stock cooperative, the following apply:

A. Application. The conversion of an existing residential development to a condominium, community apartment, or stock cooperative, requires a tentative map for five or more units or a tentative parcel map for four or fewer units. An existing residential development is defined as a residential development that has received a certificate of final occupancy. The tentative map or tentative parcel map must indicate all sublots including commonly held sublots. The requirement for a tentative parcel map and a parcel map or a tentative and final map must apply to the conversion of a mobilehome park to a tenant owned condominium ownership interest unless specifically waived pursuant to Section [12.08.030](#). In addition, if a tentative and final map are not required for a mobilehome park conversion to tenant owned condominium ownership pursuant to Section 66428.1 of the State [Government Code](#) (Subdivision Map Act), or amendments thereto, the applicant may at the applicant's option file a tentative parcel map and parcel map or a tentative map and a final map.

B. Submittals. All tentative maps and tentative parcel maps involving conversion to condominiums, community apartments, or a stock cooperative, including mobile home parks unless specifically waived pursuant to the provisions of this chapter, must be accompanied by the following:

1. An application for a tentative map or tentative parcel map, along with the information required for processing and application fees, must be filed with the [Development Services Planning and Building](#) Department;
2. Evidence, satisfactory to the Director, including a statement by the subdivider and copies of letters, that each tenant or prospective tenant has been given notice of the proposed conversion pursuant to Sections 66452.17 through 66452.19 of the State [Government Code](#) (Subdivision Map Act) or amendments thereto;
3. Name and address of each tenant or prospective tenant of each dwelling unit within the project on mailing labels (two sets) and envelopes with postage adequate to mail the staff report on the conversion to the tenants as required pursuant to Section 66452.3 of the State [Government Code](#) (Subdivision Map Act) or amendments thereto;

4. A report prepared to the satisfaction of the Director that indicates the effect the conversion would have on the availability of existing multifamily rental housing for lower income residents in the City;
5. A physical inventory report prepared by a licensed mechanical or structural engineer, a licensed architect, or a licensed general building contractor that includes the estimated remaining useful life and replacement costs of roofs, driveways, foundation, plumbing, electrical, heating, air conditioning, and other mechanical and structural systems, and any current building code deficiencies;
6. A copy of all CC&Rs on the project; and
7. An application for a development review permit, along with the information required for processing pursuant to Chapter [13.08](#) or revisions thereto, must be filed with the [Planning and Building Development Services](#) Department.

C. Standards for Conversion. All tentative maps and tentative parcel maps involving conversion to condominiums of an existing residential development must be conditioned to:

1. Meet current zoning requirements contained in Title 13 of this code unless the requirements are waived or modified pursuant to subsection F of this section. In addition, the conversion of existing legal nonconforming multifamily residential development to a condominium, community apartment, or stock cooperative is exempt from compliance with setbacks, density, height, coverage, area of landscaping, and building separation standards, provided no increase in density is proposed and the underlying zone is residential. Improvements required as conditions of approval for the conversion of such legal nonconforming structures are not limited by the provisions of Section [13.04.110](#); and
2. Provide at a minimum, the following with regard to building and fire codes unless these standards are waived or modified pursuant to subsection F of this section:
 - a. Any polybutylene plumbing piping must be replaced with copper piping complying with the current edition of the California Plumbing Code or equivalent model code as mandated by the State of California,
 - b. Guardrails must be added and/or modified to comply with the current edition of the [California Building Code](#) as mandated by the State of California. Both guardrail height and intermediate rails or ornamental pattern of guardrails must be made to comply,
 - c. Stairway handrails must be added and/or modified to comply with the current edition of the [California Building Code](#) as mandated by the State of California; Exception: Handrails located between 30 inches and 34 inches

above the nosing of treads and landings installed in accordance with the code in effect at the time of construction may be allowed to remain,

d. Any dilapidated or unsafe stairways must be rebuilt to current [California Building Code](#) requirements. Stairways that are in good condition may remain provided they comply with the code in effect at the time of their construction and they have a minimum run of nine inches and a maximum rise of eight inches and a minimum width of 30 inches,

e. All separation walls and floor ceiling assemblies between units must provide an airborne sound insulation equal to that required to meet a sound transmission class (STC) of 50 (45 if field tested). All separation floor-ceiling assemblies between separate units must provide impact sound insulation equal to that required to meet an impact insulation class (IIC) of 50 (45 if field tested). Buildings that have plans and permits on file with the City showing compliance with the above requirements will not require field testing. All others will require field testing in accordance with Title 24, [California Building Code](#), Appendix Chapter 35 as mandated by the State of California,

f. All electrical wiring serving 15 ampere and 20 ampere circuits with No. 14 AWG or No. 12 AWG size wire must be of copper. Any existing aluminum wiring in these sizes must be replaced with copper,

g. All 125-volt, single phase, 15- and 20-ampere receptacles installed in bathrooms, within six feet of a kitchen sink or outdoors where there is direct grade level access to a dwelling unit and to the receptacles must have ground-fault circuit-interrupter protection,

h. Draftstops complying with the Uniform Building Code as mandated by the State of California must be installed above and in line with the walls separating individual dwelling units from each other and from other uses,

i. Any alterations or repairs (i.e., installation of sound attenuation materials) to the walls separating individual units from each other and from other uses that involve the replacement of wall surfacing materials (drywall, plaster or wood paneling) must be made using only materials approved for one-hour fire resistive construction,

j. Ultra low flow toilets and shower heads must be provided,

k. Smoke detectors and carbon monoxide detectors must be installed in accordance with the [California Building Code](#). Smoke detectors within bedrooms must include a visual notification device to notify hearing impaired occupants,

- l. Each unit in the building or complex must be retrofitted for fire sprinklers, unless the applicant for conversion demonstrates to the satisfaction of the City Council that the costs of retrofitting a specific building or complex would be significantly higher than average costs of retrofitting or would cause unusual structural defects or similar problems,
 - m. Basements and every bedroom must have at least one operable window or door approved for emergency escape or rescue. Windows provided for emergency escape or rescue must comply with minimum sill height and opening size requirements in the prevailing building code,
 - n. Individual electric and/or gas meters must be provided for each unit, and
 - o. Additional health and safety upgrades determined necessary by the City;
- 3. The project must include interior and exterior improvements as may be required by the City Council for approval of the conversion. Required interior and exterior improvements may include, but are not limited to: new paint, new roofs, new window treatments, added wainscot materials, trellises, added wall or window articulation, and other similar improvements. The following building components or systems must be replaced if they have been identified as having five years or less of remaining life in the physical inventory report: roof coverings, exterior wall and floor coverings and finishes, water systems, water heating systems, metal drain piping systems, and cooling and heating mechanical systems;
- 4. The project must provide adequate public and/or private facilities to serve the development with respect to streets, lighting, fire protection, water, sewer, drainage and flood protection unless waived or modified pursuant to subsection F of this section;
- 5. All tenant notification and information must be provided, as required by the Subdivision Map Act;
- 6. Each tenant of an apartment which the owner intends to convert to a condominium who receives a notice of intent to convert pursuant to Section 66452.18 of the Subdivision Map Act, and who is still a tenant in the apartment building at the time the City approves the conversion pursuant to this chapter must be entitled to receive a sum equal to three months' rent, based on the current area "fair market rent" for apartment size based on the number of bedrooms, as established by the U.S. Department of Housing and Urban Development. The appropriate sum under this subsection must be paid by the subdivider as defined by the apartment lease agreement no later than the date on which the 30- or 60-day notice to vacate, as applicable under the Subdivision Map Act, is served to the tenant. The subdivider must provide notice to the tenant of his/her right to receive assistance under this subsection pursuant to the tenant notice requirements of this chapter and of the Subdivision Map Act;

7. The physical inventory report must reasonably ensure the City of the project's long term financial viability;
8. The project must comply with current disability requirements to the satisfaction of the Director;
9. A notice of conditions must be recorded which discloses the conditions of the project and applicable zoning regulations. All waivers or modifications of standards pursuant to subsection F of this section must be disclosed in the notice of conditions. The form and the content of the notice must be to the satisfaction of the Director; and
10. CC&Rs must be submitted to the Director of [Planning and Building](#) ~~the Development Services Department~~ for approval by the City Attorney and the Director of ~~the Development Services Department~~[Planning and Building](#), and recorded prior to final map or parcel map. A recorded copy must be provided to the ~~Development Services~~[Planning and Building](#) Department. The provisions of the CC&Rs must include the following:

- a. The statement that the City has the right, but not the obligation, to provide for the maintenance of all open space, recreational facilities and improvements if the homeowners' association fails to perform its maintenance obligations. In such cases where maintenance is provided by the City, cost for such services must be assessed to the homeowners' association and will become a lien upon the property and/or each lot, as appropriate,
- b. Disclosure of assessment districts,
- c. Disclosure of soil conditions as deemed appropriate by the Director and the City Attorney,
- d. Disclosure of waiver or modification of standards made pursuant to subsection F of this section.

D. Conditions of Approval. The City may, in the resolution granting approval, impose such conditions as deemed necessary to make the findings contained in subsections E and/or F of this section.

E. Findings. In addition to the findings required pursuant to Section 66427.1 of the State [Government Code](#) (Subdivision Map Act), or amendments thereto, the following findings must be made in the approval of a conversion of an existing residential development to condominiums, community apartments, planned developments, or a stock cooperative:

1. That the conversion of the residential project is desirable and consistent with the goals and objectives of the housing element of the General Plan, in that

approval of the conversion will not result in the loss of lower income multifamily housing stock in the City, and that it would not result in exceeding a limit on conversion of existing apartment units to condominiums, where such limit is the number equal to 50% of the yearly average of apartment units constructed in the City in the previous two fiscal years;

2. That the conversion is consistent with the goals and objectives of the General Plan;

3. That the site and project are physically suitable for conversion and that the project incorporates desirable features which create a pleasant, attractive environment for ownership living;

4. That the proposed development meets the intent and specific standards and criteria prescribed in all applicable sections of the municipal code, the land development manual, and the public works standards of the City unless the requirements are waived or modified pursuant to subsection F of this section;

5. That the proposed development meets the intent and specific standards and criteria of the Uniform Fire Code unless the requirements are waived or modified pursuant to subsection F of this section.

F. Waiver or Modification of Standards. Due to the nature of retrofitting existing buildings to conform to all current zoning requirements and all current State and City laws and regulations for new building construction, it may be impractical or undesirable to require complete conformance to all of the conversion requirements contained in subsection C of this section. A waiver or modification of the standards required for a conversion may be granted if all of the following findings are made:

1. That the waiver or modification does not compromise the health, safety or welfare of the buyers of the project or the general public;

2. That the waiver or modification is necessary because of special and unusual circumstances applicable to the building(s) or property; and

3. That the waiver or modification does not compromise the quality of the project under consideration for home ownership. (Ord. 565 § 3, 2019)

...

12.08.040 Submittal fees.

The tentative map and fee, along with the information required for processing, must be filed with the [Planning and Building Department of Development Services](#). Filing fees are prescribed by resolution of the City Council. (Ord. 565 § 3, 2019)

...

12.08.060 Reports and recommendations.

The [Planning and Building Department of Development Services](#) is authorized and directed to distribute copies of the tentative map and where appropriate, required written statements to each department and affected agency and to request a report regarding same. The Director [of Planning and Building](#) is directed to assemble the comments from the various officials and agencies into the staff report for the project. (Ord. 565 § 3, 2019)

...

12.08.090 Expirations.

A. Approved or conditionally approved tentative maps and tentative parcel maps expire 36 months after the date of approval or conditional approval unless a time extension is granted by the [Planning and Building](#) Director.

B. A subdivider may request a time extension by application to the [Planning and Building Department of Development Services](#). Such application must be filed within 90 days prior to the expiration date of the tentative map or tentative parcel map. All requests for a time extension must be accompanied by a processing fee as prescribed by resolution by the City Council. (Ord. 565 § 3, 2019)

Chapter 12.20 BOUNDARY ADJUSTMENT

12.20.010 Submittal.

A. Any person(s) desiring to adjust the boundaries between two or more existing parcels by taking land from one parcel and adding it to an adjacent parcel without creating any new parcel must submit an application for a boundary adjustment with the [Planning and Building Department of Development Services](#). The application must include information required by the Director [of Engineering](#) and a fee established by resolution of the City Council.

B. The application must be accompanied by the following:

1. A reproducible adjustment plat on polyester base film, eight and one-half inches by 11 inches or 11 inches by 17 inches in size, and in a form prescribed by the Director;
2. The signature of the owner(s) of the property involved; and
3. A title report.

C. The Director must refer a copy of the proposed adjustment plat to the City Engineer and may refer copies of such plat to the other departments and public agencies for review and comment thereon. (Ord. 565 § 3, 2019)

Chapter 12.30 DEVELOPMENT IMPACT FEES

...

12.30.050 Fee rates.

A. The City Council, by resolution, establishes each development impact fee rate, based upon the estimated or actual cost at the time of the adoption of the resolution, for public facilities.

B. Pursuant to City Council resolution establishing each development impact fee rate, the Director ~~of Engineering of Development Services~~ must calculate the total fees to be paid by any applicant or developer. The Director Engineering's decision is subject to the appeal process set forth in Section 12.30.090 of this chapter.

C. The development impact fees, exclusive of the RTCIP mitigation fee, are automatically adjusted for inflation on July 1 of each year. The inflation adjustment is two percent or based on the previous calendar years increase in the San Diego Consumer Price Index (CPI-U: All Items) as published by the Bureau of Labor Statistics, whichever is higher.

D. Pursuant to the TransNet Extension Ordinance, RTCIP mitigation fees are automatically adjusted for inflation on July 1 of each year. The inflation adjustment will be two percent or based on the Caltrans highway construction cost index, whichever is higher. (Ord. 565 § 3, 2019)

12.30.140 Compliance with State law and recurring obligations.

In carrying out the provisions of this chapter, the City complies with the terms and requirements of California Government Code Sections 66000 through ~~66022~~66025.

As part of the City's compliance with California Government Code Sections 66000 through 660025, within the statutory timeframes, the Director of Finance shall ensure that the City undertakes the following:

A. Make available to the public the recurring annual report(s) required by California Government Code Section 66006(b) within 180 days after the last day of each fiscal year, and present the report(s) to the City Council in compliance with applicable law;

B. Make the recurring five-year findings required by California Government Code Section 66001(d) for the fifth fiscal year following the first deposit into an account or

fund, and every five years thereafter, in connection with the annual report required by subsection (A) above; and

C. Conduct the recurring eight-year impact fee nexus study updates required by California Government Code Section 66016.5(a)(8) at least once every eight years, from the period beginning on January 1, 2022.

Chapter 12.32 DEDICATIONS AND IMPROVEMENTS

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12.32.060 Private streets, alleys or ways.

A. Private streets, alleys, or ways will be permitted only when the welfare of the occupants of the subdivision will be better served and the public's welfare will not be impaired through such use or the improvements thereon. Such private street, alley, or way must not be offered for dedication and must be shown on the final subdivision or parcel map as parcels lettered alphabetically. All private streets, alleys, or ways must be designed, developed, and improved to the standards of the City and to the satisfaction of the City Engineer.

B. If the City Engineer, in his or her sole discretion, allows private improvements as described in Subsection A, improvements shall be constructed to the City of Santee Public Works standards and unless waived or modified by the City Engineer shall include the following:

1. Fire and Emergency access shall be a minimum clear width of 26 feet for two way, or 16 feet for one way, access, subject to the satisfaction of the City of Santee Fire Chief. Said widths shall exclude any portion proposed for or potential for parking.

2. Public alleys shall be a minimum width of 20 feet and contain no parking on either side of the alleyway.

3. Minimum width of 36 feet is required for proposed parking on both sides. A minimum width of 30 feet is required when parking, in the sole opinion of the City Engineer, is only feasible on one side.

CB. All such access ways must be governed by maintenance agreements or similar mechanism guaranteeing proper maintenance in perpetuity and must be approved by the City and be made a part of the property deed or other recorded document. (Ord. 565 § 3, 2019)

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Chapter 12.40 PARK LANDS DEDICATION

...

12.40.020 Definitions.

In this chapter:

“Development” means a subdivision, mobile home park or construction or installation of a dwelling. Development does not include:

1. Subdivisions created for industrial or commercial purposes;
2. Resort and recreational facilities for which occupancy is limited to 90 days for any person in any 12-month period, or cabin or motel units which are not to be used as primary residences and which are to be constructed within and primarily to serve Federal, State or County parks or forests;
3. Recreational trailer parks, temporary trailer parks, or travel trailer parks as those terms are defined in the Mobilehome Parks Act.

“Director” means the Director of [Development Services for the City of Santee Planning and Building of the City of Santee and any subsequent title for this department head, or designee. In the event that this position is vacant or eliminated by the City, the Director shall be the City Manager or designee.](#)

“Dwelling” means a building or portion thereof used exclusively for residential purposes, including one-family, two-family, and multiple dwellings, and also means mobile home, and mobile home sites or spaces in mobile home parks.

“Dwelling unit” means a single unit providing complete, independent living facilities for one or more persons, and includes an accessory dwelling as defined in Title 13.

“Family” has the same meaning set forth in the zoning code. (Ord. 565 § 3, 2019)

Chapter 12.50 DEDICATIONS OF LAND AND FEES FOR SCHOOL DISTRICTS

...

12.50.170 Definitions.

In this chapter:

“Conditions of overcrowding” means that the total enrollment of a school, including enrollment from proposed development, exceeds the capacity of such school as determined by the governing body of the school district.

“Decision-making body” means the City Council or the Director.

“Director” means the Director of Development Services of the City Planning and Building of the City of Santee and any subsequent title for this department head, or designee. In the event that this position is vacant or eliminated by the City, the Director shall be the City Manager or designee.

“Dwelling unit” means a single unit providing complete, independent living facilities for one or more persons.

“Interim facilities” means:

1. Temporary classrooms not constructed with permanent foundation and defined as a structure containing one or more rooms, each of which is designed, intended and equipped for use as a place for formal instruction of pupils by a teacher in a school.
2. Temporary classroom toilet facilities not constructed with permanent foundations.
3. Reasonable site preparation and installation of temporary classrooms.

“Reasonable methods for mitigating conditions of overcrowding” include, but are not limited to, agreements between a subdivider or builder and the affected school district whereby temporary use buildings will be leased to or for the benefit of the school district or temporary use buildings owned by the school district will be used and agreements between the affected school district and other school districts whereby the affected school district agrees to lease or purchase surplus or underutilized school facilities from other school districts.

“Residential development” means:

1. A project containing residential dwellings, including mobilehomes, of one or more units or a subdivision of land for the purpose of constructing one or more residential dwelling units. Residential development includes, but is not limited to:
 - a. A privately proposed amendment to the City of Santee General Plan which would allow an increase in authorized residential density and where no further discretionary action for residential development need be taken by a decision-making body prior to application for a building permit;
 - b. A privately proposed specific plan or amendment to a specific plan which would allow an increase in authorized residential density;
 - c. A tentative or final subdivision map or parcel map or a time extension on such a tentative map;
 - d. A conditional use permit;
 - e. An ordinance rezoning property to a residential use or to a more intense residential use;
 - f. A building permit;

- g. Any other discretionary permit for residential use.
2. Exemptions. A residential development is exempt from the requirements of this chapter when it consists only of any of the following:
- a. Any modification or remodel of an existing legally-established dwelling unit where no additional dwelling units are created;
 - b. A condominium project converting an existing apartment building into a condominium where no new dwelling units are created;
 - c. Any rebuilding of a legally-established dwelling unit destroyed or damaged by fire, flood, explosion, act of God or other accident or catastrophe;
 - d. Any rebuilding of an historical building recognized, acknowledged and designated as such by the City;
 - e. The installation, siting or relocation of mobilehomes in then existing mobilehome parks;
 - f. Any dwelling constructed to replace a dwelling taken in an eminent domain proceeding, if both dwelling sites lie within the same school district. (Ord. 565 § 3, 2019)

Redline (strikeout/underline) of the text, indicating all proposed revisions

PROPOSED REVISIONS TO TITLE 13 OF THE SMC

The proposed revisions are shown below. Omitted text is denoted by ellipses. Only sections proposed to be revised are shown.

REVISIONS TO TITLE 13, "ZONING"

Chapter 13.04 ADMINISTRATION

13.04.140 Definitions.

A. Purposes. The purpose of this section is to promote consistency and precision in application and interpretation of the development regulations of this title. The meaning and construction of words and phrases defined in this section shall apply throughout this title, except where the context and usage of such words or phrases clearly indicates a different meaning or construction intended in that particular case.

B. Definitions.

"Abutting" means having lot lines or zone boundaries in common.

"Accessibility" means the combination of various elements in a building, facility, site or area, or portion thereof, which allows access, circulation and the full use of the building and facilities by persons with disabilities in compliance the California Building Standards Code.

"Accessible" means a site, building, facility, or portion thereof, that is approachable and usable by persons with disabilities in compliance with the California Building Standards Code.

"Accessory dwelling unit" or "ADU" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:

1. An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code; and
2. A manufactured home, as defined by Section 18007 of the California Health and Safety Code.

"Acreage, gross" means total land area of a parcel, or parcels, at time of applications for development.

"Acreage, net" means total land area of parcel or parcels minus land area which will be required for public dedication at time of application for development.

“Addition” means any construction, which increases the size of a building or facility in terms of site coverage, height, length, width, or gross floor area.

“Agent” means any person showing written verification that he or she is acting for, and with the knowledge and consent of, a property owner.

...

“Condominiums” means condominiums as defined in Section 4125 of the Civil Code: An estate of real property consisting of an undivided interest in common areas, together with a separate right of ownership in space.

“Congregate care facility” means a residential development serving seven or more persons, whether related or unrelated, licensed by the State Department of Social Services which is comprehensively planned, designed and managed, to include facilities and common space that maximize the residents’ potential for independent living. The facility may be occupied by the elderly or ~~handicapped~~ persons with disabilities or households as defined in Health and Safety Code Sections 50067 and 50072 or successor statute. Services that are provided or made available shall relate to the medical, nutritional, social, recreational, housekeeping and personal needs of the residents and shall be provided or made available at a level necessary to assist the residents to function independently. “Direct services” means medical care, meals, housekeeping services, transportation services and planned recreational and social activities which shall be provided to the residents directly by the management of the congregate housing. “Support services” are social services, daycare services and in-home services which the management of the congregate housing shall assist the residents in obtaining, at the residents’ request.

...

“Density” means the number of dwelling units per gross acre.

“Department” means the Planning and Building ~~Department of Development Services of the City of Santee.~~

“Design” means: (a) street alignments, grades and widths; (b) drainage and sanitary facilities and utilities, including alignments and grades thereof; (c) location and size of all required easements and rights-of-way; (d) fire roads and fire breaks; (e) lot size and configuration; (f) traffic access; (g) grading; (h) land to be dedicated for park or recreational purposes; and (i) such other specific requirements in the plan and configuration of the entire project as may be necessary or convenient to insure conformity to or implementation of the General Plan or any adopted specific plan.

...

“Development, single-family residential” means a development where each dwelling unit is situated on a separate lot and where each dwelling is detached. Some areas of the development may be held in common by all the residents, however, in no case is clustering of units permitted.

“Director” means the Director of Development Services Planning and Building of the City of Santee and any subsequent title for this department head, or designee. In the event that this position is vacant or eliminated by the City, the Director shall be the City Manager or designee. ~~and includes his or her deputies.~~

“Distribution” means a use engaged primarily in distribution of manufactured products, supplies, and equipment, including incidental storage and sales activities, but excluding bulk storage of materials which are flammable or explosive.

...

“Façade” means the exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

“Family” means one or more individuals living together as a single household unit. The term family shall include “group care facilities, limited” for six or fewer mentally disabled, mentally disordered or otherwise ~~handicapped~~ persons with disabilities regardless of whether they are living together as a single household unit, but shall not include any other living group that is not living together as a single household unit.

...

“Group care facility, general” means shared living quarters (without separate kitchen or bathroom facilities for each room or unit) for seven or more persons with physical or mental impairments that substantially limit one or more of such person’s major life activities when such persons are not living together as a single household unit. This classification includes, but is not limited to, group homes, sober living environments, recovery facilities, and establishments providing nonmedical care for persons in need of personal services, supervision, protection or assistance essential for sustaining the activities of daily living facility, including resident services for persons with disabilities ~~handicapped or disabled~~, undergoing rehabilitation, or otherwise in need of care and supervision. This definition shall not include State-licensed residential care

facilities, as that term is defined in this section, whether accessory or nonaccessory, emergency shelters, transitional housing, lodging units or boardinghouses.

...

Chapter 13.06 PERMITS

13.06.055 Reasonable accommodation – Residential accessibility.

A. Purpose and Intent. It is the policy of the City of Santee, pursuant to the Federal Fair Housing Act, the Federal Fair Housing Amendments Act of 1988, and the California Fair Employment and Housing Act, to provide people with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The purpose of these provisions is to provide a process for making requests for reasonable accommodation to land use and zoning decisions.

B. Authority. The Director is authorized to grant a reasonable accommodation request in accordance with the procedures in this section in order to make specific housing available to individuals with disabilities.

C. Application. Any individual with a disability or person acting on their behalf may submit a request in writing to the Department ~~of Development Services~~ for reasonable accommodation in the rules, policies, practices, and procedures regulating the siting, funding, development or use of housing. A reasonable accommodation request may include, but is not limited to yard area encroachments for ramps, handrails, or other such accessibility improvements; hardscape additions, such as widened driveways, parking area or walkways that would not otherwise comply with required landscaping or open space area provisions; and building addition(s) required strictly for accessibility accommodation. If an applicant needs assistance in making the request or any appeals associated with the request, the Department ~~of Development Services~~ shall provide reasonable assistance necessary to ensure the process is accessible to the applicant. No application fee shall be collected for reasonable accommodation requests filed pursuant to this section.

D. Review Process. When a request for reasonable accommodation is filed with the Department ~~of Development Services~~, it is referred to the ~~Development Services~~ Director for review and consideration. If necessary to reach a determination on the request for reasonable accommodation, the ~~Development Services~~ Director may request further information from the applicant consistent with the Federal Fair Housing Amendments Act of 1988, specifying in detail what information is required. Not more than 30 days after receiving a written request for reasonable accommodation, the ~~Development Services~~ Director shall issue a written determination on the request. In the event that the ~~Development Services~~ Director requests further information pursuant to the paragraph above, this 30-day period shall be suspended. Once the applicant provides a complete response to the request, a new 30-day period shall begin.

E. Findings. The ~~Development Services~~ Director shall consider the following criteria when determining whether a requested accommodation is reasonable:

1. The applicant making the request for reasonable accommodation is an individual protected under the Federal Fair Housing Amendments Act of 1988.
2. The accommodation is necessary to make a specific dwelling unit(s) available to an individual protected under the Federal Fair Housing Amendments Act of 1988.
3. The requested accommodation would not impose an undue financial or administrative burden on the City.
4. The requested accommodation would not require a fundamental alteration in the nature of a program, policy, and/or procedure.

F. Written Determination. The ~~Development Services~~ Director's written determination on the request for reasonable accommodation shall explain in detail the basis of the determination, including the findings on the criteria set forth subsection E. All written determinations shall give notice of the right to appeal as set forth in subsection G, and shall state whether removal of the improvements will be required if the need for which the accommodation was granted no longer exists and removal would not constitute an unreasonable financial burden.

G. Appeals.

1. Within 30 days of the date of the ~~Development Services~~ Director's written decision, an applicant may appeal an adverse decision to the City Council. Appeals from the adverse decision shall be made in writing.
2. If an individual needs assistance in filing an appeal on an adverse decision, the City will provide assistance to ensure that the appeals process is accessible.
3. All appeals shall contain a statement of the grounds for the appeal. Any information identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection.
4. Nothing in this procedure shall preclude an aggrieved individual from seeking any other State or Federal remedy available. (Ord. 566 § 3, 2019)

13.06.070 Temporary uses.

A. Purpose and Intent. The purpose of this section is to control and regulate land use activities of a temporary nature which may adversely affect the public health, safety, and

welfare. The intent is to ensure that temporary uses will be compatible with surrounding land uses, to protect the rights of adjacent residences and land owners, and to minimize any adverse effects on surrounding properties and the environment.

B. Authority.

1. The Director is authorized to approve, conditionally approve with reasonable conditions or to deny such request. The Director may establish conditions and limitations including, but not limited to, hours of operation, provision of parking areas, signing and lighting, traffic circulation and access, temporary or permanent site improvements, and other measures necessary to minimize detrimental effects on surrounding properties.

2. The Director also may require a cash deposit or cash bond to defray the costs of cleanup of a site by the City in the event the applicant fails to leave the property in a presentable and satisfactory condition, or to guarantee removal and/or reconversion of any temporary use to a permanent use allowed in the subject district.

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. A food truck or vending vehicle may operate as an ancillary use on an active construction site or on a lot developed with a brewery, bar, tavern, nightclub, or stand-alone liquor store. The food truck shall operate as a catering or take-out only service and only operate for no more than three consecutive days while the primary use located on the same site is open for business. A temporary use permit shall be required for two or more food trucks located on the same site and shall be subject to conditions prescribed by the Director.](#)

[11](#)~~0~~. Additional uses determined to be similar to the foregoing, by the Director;

[12](#)~~4~~. All temporary uses shall implement minimum best management practices as outlined in Chapter [9.06](#).

D. Performance Standards. The temporary uses allowed pursuant to this section shall comply with the following standards:

1. All lighting shall be directed away from and shielded from adjacent residential areas. An electrical permit shall be obtained if required pursuant to the building code;
2. Adequate parking shall be provided and the use shall not obstruct the use of any required driveway;
3. The use shall not obstruct any public sidewalk or otherwise be located within the public right-of-way unless an encroachment permit is obtained from the Department;
4. The use shall comply with any applicable requirement of the Fire Department;
5. The use shall not adversely affect traffic circulation on surrounding public streets.

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 for the purpose of showcasing products and or temporarily as offices solely for the ~~first~~ sale of homes within a recorded tract subject to the following conditions:

~~a.b.~~ The applicant shall submit to the Planning and Building Department a submittal that includes the following:

i. Applicant's name and description of the proposed temporary use.

ii. Phasing plan showing the location of temporary screening between active construction phases.

iii. Site plan to scale that shows the interim conditions including but not limited to temporary parking, fencing, accessible facilities including path of travel, restrooms, location of sales office, emergency access including turnaround location with dimensions, permanent improvements to be completed prior to temporary use and meets and incorporates the requirements further described below.

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

c. Prior to final occupancy of a unit used for model purposes, a certificate of occupancy will be issued only after the unit has been converted back to its intended permanent use and written approval has been received from the Fire, Planning and Building, and Engineering departments authorizing a final certificate of occupancy subject to the Building Official's approval.

~~b-d~~ 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;

~~e-e~~ 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-f 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-g 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-h 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 of Engineering prior to commencement of sales activities or the display of model homes;

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

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

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

lj. 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.

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

3. Travel trailers, recreational vehicles, or ~~mobilehomes~~ manufactured homes 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~~manufactured home 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~~manufactured home 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~~accessible parking stalls for persons with disabilities. "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](#) [manufactured homes](#) 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. (Ord. 591 § 2, 2021; Ord. 566 § 3, 2019)

Chapter 13.08 Development Review

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13.08.020 Projects requiring development review

A. An application for development review is required and the Director is authorized to grant a development review permit involving the issuance of a building permit for construction or reconstruction of a structure which meets any of the ~~following~~ criteria below. The Director may require a public hearing and City Council review based on the potential impacts to adjacent properties. :

1. New commercial, industrial, institutional, or residential construction on vacant property.
2. One or more structural additions or new buildings involving commercial, industrial, institutional, or multiple family residential uses, with a total floor area of 2,500 square feet or more.
3. Reconstruction or alteration of existing commercial, industrial, institutional, or residential buildings on sites when the alteration significantly affects the exterior appearance of the building or traffic circulation of the site. Exceptions are maintenance or improvement of landscaping, parking, exterior re-painting or other common building and property maintenance activities.

B. For detached single-family development, the following shall apply:

1. Development review for detached single-family development shall be required for all major subdivision maps and for development of all property within the hillside overlay district.

C. The Director must set a public hearing for any application for a development review permit for any of the following:

1. Multifamily residential project;
2. Single-family resident project requiring a tentative parcel or tentative subdivision map;
3. A commercial or industrial project containing more than 50,000 square feet of building floor area;
4. The conversion of residential, commercial or industrial buildings to condominiums.

D. The requirement for approval of a development review plan may be waived by the Director if the purposes and criteria of these procedures are met by a conditional use permit. A decision on a request for waiver may be appealed as provided by the appeal procedure commencing at Section [13.04.070](#). (Ord. 599 § 2, 2022; Ord. 572 § 3, 2020; Ord. 568 § 3, 2019; Ord. 566 § 3, 2019)

13.08.030 Authority.

A. The Development Review Committee is established to be advisory to the Director.

B. The Development Review Committee is comprised of members of the Department, Engineering ~~Division~~Department~~Building Division of the Development Services Department~~, Sheriff's Department, and the Fire Department. Review by the committee will consider items such as, but not limited to, circulation, street improvements, right-of-way dedication, utility easements, grading, drainage facilities, storm drain improvements, Uniform Building Code requirements, security, fire flow, emergency access, location of fire hydrants, water and sewer line connections and sizing, water pressure, streetscape and landscape standards, and setbacks and will recommend changes in any development for compliance with adopted codes and standards. They may also make recommendations to the Director on any policy issues or areas not covered by existing codes and standards.

C. The Director shall have the authority to prepare, and revise as required, a development review manual, to assist residents and property owners in understanding the development review procedures. The manual will establish submittal requirements and development review standards pertaining to architecture, development, signs, circulation, parking, fences, lighting, streetscape, landscaping, etc. (Ord. 566 § 3, 2019)

Chapter 13.10 RESIDENTIAL DISTRICTS

13.10.030 Residential Use Regulations

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F. Special Use Regulations

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5. Manufactured Mobilehomes.

a. One manufactured mobilehome is permitted on a lot in a single-family residential district subject to the following requirements:

ia. It is a manufactured mobilehome that was constructed on and after ~~June~~September 15, 1976~~4~~, and was issued an insignia of approval by the California Department of Housing and Community Development or a manufactured mobilehome that has been certified under the National Manufactured Mobile Housing Home Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401 et seq.).

ii**b**. Has not been altered in violation of applicable codes.

iii**e**. It is occupied only as a single detached residential dwelling.

iv**d**. Is subject to all provisions of this title applicable to residential structures.

ve. Is attached to a permanent foundation system in compliance with the provisions of Section 18551 of the [Health and Safety Code](#). The permanent foundation shall be pit-set with perimeter stem walls.

vif. Is covered with an exterior material customarily used on conventional dwellings. The exterior covering material shall extend to the ground, except that when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.

viig. Has a roof with a pitch of not less than two-inch vertical rise for each 12 inches of horizontal run and consisting of shingles or other material customarily used for conventional dwellings.

viiih. Has a roof overhang of not less than one foot measured from the vertical side of the [manufactured mobilehome](#). When carports, garages, porches, or similar structures are attached as an integral part of the [manufactured mobilehome](#), no eave is required where the accessory structure is attached to the [manufactured mobilehome](#).

ixi. Prior to installation of a [manufactured mobilehome](#) on a permanent foundation system, the [manufactured mobilehome](#) owner or a licensed contractor shall obtain a building permit from the Department. To obtain such a permit, the owner or contractor shall comply with all requirements of Section 18551(a) of the [Health and Safety Code](#).

xj. The owner shall comply with the regulations established pursuant to Section 18551(b) of the [Health and Safety Code](#) for the cancellation of registration of a [manufactured mobilehome](#). The owner shall also comply with the provisions of Section 18550(b) of the [Health and Safety Code](#).

xjk. The Director shall determine that the proposed project is in compliance with all applicable requirements and conditions prior to issuing final approval for occupancy.

xiii. Unless otherwise specified, no modification may be granted from these requirements or from the requirements specified in Title 25 of the [California Code of Regulations](#), which are not subject to local modification.

b. This subsection (F)(5) does not apply to a manufactured home, as defined in Section 18007 of the California Health and Safety Code, that is approved by the City as an accessory dwelling unit in accordance with Section 13.10.045 of the Santee Municipal Code. Such accessory dwelling units shall instead be subject to the regulations provided in Section 13.10.045.

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	30-36
3. Minimum Lot Dimensions (width/depth) (feet)	150 ¹ /150	100 ¹ /100	80 ¹ /100	60 ¹ /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)	35 (two)	35 (three)	45 (four)	55 (five)	55 (five)

			stories)	stories)	stories)	stories)	stories)	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:

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.

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

Notes:

- 1 Flag lots are prohibited within a planned residential development.
- 2 For new PRDs, a minimum 10-foot [building](#) setback shall apply along all property lines.
- 3 [The driveway for each required garage shall be a minimum of 20-feet long.](#)

13.10.045 Accessory Dwelling Units

1. “Accessory dwelling unit” or “ADU” means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:
 - a. An efficiency unit, as defined by Section 17958.1 of the California [Health and Safety Code](#); and
 - b. A manufactured home, as defined by Section 18007 of the California [Health and Safety Code](#).
2. “Accessory structure” means a structure that is accessory and incidental to a dwelling located on the same lot.
3. “Attached accessory dwelling unit” means an attached ADU that shares at least one wall with the primary dwelling.
4. “Complete independent living facilities” means permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.
5. “Detached accessory dwelling unit” means a detached ADU that does not share any wall with the primary dwelling.

6. “Efficiency kitchen” means a kitchen that includes each of the following:
 - a. A cooking facility with appliances.
 - b. A food preparation counter and storage cabinets that are of a reasonable size in relation to the ADU.
7. “Junior accessory dwelling unit” or “JADU” means a residential unit that satisfies all of the following:
 - a. It is no more than 500 square feet in size.
 - b. It is contained entirely within an existing or proposed single-family residence. An enclosed use within the residence, such as an attached garage, is considered to be a part of and contained within the single-family residence.
 - c. It includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family residence.
 - d. Contains its own separate bathroom or, if it does not include a separate bathroom, contains an interior entrance to the main living area of the existing or proposed single-family residence.
 - e. Contains an exterior entrance that is separate from the main entrance to the proposed or existing single-family residence,
 - f. It includes an efficiency kitchen, as defined in subsection (C)(6) above.

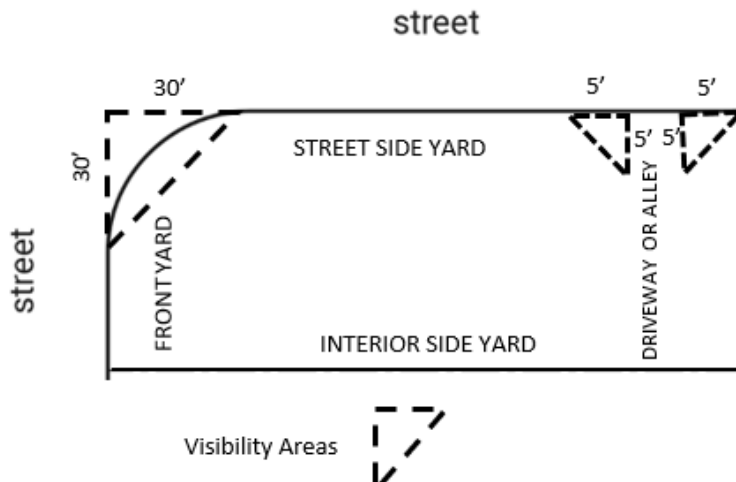
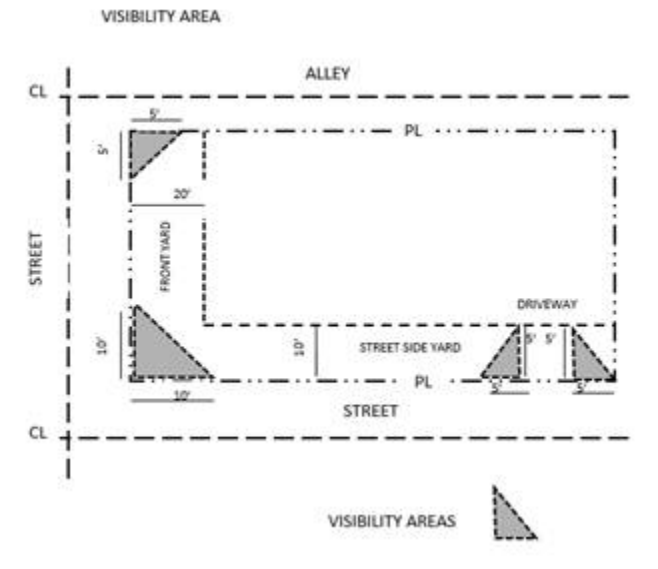
13.10.050 Special development criteria

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 nonview-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 lots adjacent to an alley, driveway or street 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 measured along the face of curb bounded by the alley, driveway, or street right-of-way lines of such lots and a line joining points along said alley, driveway, or street lines from the point of intersection as shown in the Visibility Area diagram below. The distance may be reduced if the Director determines that the reduced distance would not create a public health and safety hazard. The distance may be increased if the Director determines that a greater distance is required to maintain public health and safety.



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](#).

Chapter 13.12 COMMERCIAL/OFFICE DISTRICTS

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	P	P	P

Use	OP	NC	GC
laboratories and clinics; only the sale of articles clearly incidental to the services provided shall be permitted			
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			

Use	OP	NC	GC
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	—	—	PC
d. <u>Washing (coin and automatic) and / or express car wash</u> <u>Washing and detailing including full service carwash, self-service carwash, and / or express carwash</u>	—	MC	CP
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
g. Recreational vehicle storage facility	—	—	C
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

Use	OP	NC	GC
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
j. Micro-breweries, provided all equipment, supplies and materials are kept within an enclosed building	—	—	P

Use	OP	NC	GC
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. Laundry, self-service	—	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

Use	OP	NC	GC
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. Self-storage, public storage	—	—	C
6059 . Shoe stores, sales and repair	—	P	P
610 . Shopping center subject to provisions in Section 13.12.030(F)	—	C	C
624 . Small collection facility	P	P	P
632 . Spiritualist readings or astrology forecasting	—	—	P
643 . Sporting goods stores	—	P	P
654 . Stamp and coin shops	—	P	P
665 . Swimming pool or spa sales and/or supplies	—	P	P
676 . Tailor or seamstress	P	P	P
687 . Tanning salon, massage, and other body conditioning services	—	P	P
698 . Tattoo parlor and/or body piercing salon	—	—	P—
7069 . Taxidermist	—	—	P
710 . Television, radio sales and service	—	P	P

Use	OP	NC	GC
724. Tire sales and installation, not including retreading and recapping	—	—	P
732. Toy stores	—	P	P
743. Travel agencies	P	P	P
754. Transportation facilities (train, bus, taxi depots)	C	C	C
765. 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			

Use	OP	NC	GC
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.

F. Special Use Regulations.

- 1. Amusement Devices. The use of amusement devices, as defined in Section 13.04.140, as an accessory use to a permitted use, shall be regulated based on the following criteria:
 - a. No more than five devices may be permitted per business without approval of a conditional use permit. Each machine and playing area shall occupy a minimum of 10 square feet of floor area.
 - b. The devices shall not obstruct or crowd entries, exits, or aisles.
 - c. Adult supervision (persons aged 21 and above) is required and the devices must be placed in an area which is visible to the supervisor at all times.
- 2. Arcades. A conditional use permit is required to establish an arcade, as defined in Section 13.04.140. The following information is required to process the permit application: Adult supervision to be provided, hours of operation, proximity to schools and other community uses, compatibility with the surrounding neighborhood and businesses, noise attenuation, bicycle facilities, size and location of interior waiting areas and any other information deemed necessary by the Director.
 - a. Each application shall contain a description of the types of machines, a floor plan, and any other information deemed necessary by the Director.
- 3. Shopping Centers. To ensure that the goals and policies of the General Plan are implemented, a conditional use permit shall be required for shopping centers. In such a review, the following criteria shall be considered:

- a. The transition from more sensitive land uses and buffering methods to mitigate commercial activities such as loading, lighting, and trash collection;
 - b. The center has been planned as a group of organized uses and structures;
 - c. The center is designed with one theme, with buildings and landscaping consistent in design (similar architectural style, similar exterior building materials, and a coordinated landscaping theme);
 - d. The center makes provisions for consistent maintenance, reciprocal access and reciprocal parking;
 - e. Vehicle and pedestrian access is coordinated and logically linked to provide a comprehensive circulation system;
 - f. The development or approval of any portion of a center shall require the development of a conceptual development plan which shall consider such things as, but not limited to, circulation, uniform architectural design, drainage/grading, buffers, phased improvements and landscaping.
4. Congregate Care Facility Amenities. All new congregate care facilities shall provide adequate amenities, that may include, and not be limited to, swimming pools, fitness centers, spas, card rooms, billiards/game rooms, music rooms, reading rooms, internet lounges, etc., to the satisfaction of the Director.

G. Condition of Uses.

1. Outdoor Displays and Sales of Merchandise. All businesses shall be conducted completely within an enclosed building. The following outdoor sales and commercial activities may be permitted to operate outdoors, within their respective districts and subject to any required reviews and permits:
 - a. Automobile, boat, trailer, camper, and motorcycle sales and rental (subject to a conditional use permit);
 - b. Building material, supplies and equipment, rental and sales (subject to a conditional use permit);
 - c. Farmer's market (subject to the provisions of subdivision (3) of this subsection,) fruit and vegetable stands (requires temporary use permit);
 - d. Horticultural nurseries (subject to a conditional use permit);
 - e. Gasoline pumps, oil racks, and accessory items when located on pump islands;
 - f. Outdoor display of merchandise as accessory to current on-site business (subdivision (3) of this subsection);
 - g. Outdoor recreation uses;

- h. Parking lot and sidewalk sales (subject to Section 13.06.070, Temporary uses, set forth in this chapter);
 - i. Outdoor eating areas (subject to a minor conditional use permit). For accessory outdoor eating areas in conjunction with a food establishment that features take-out service; see subdivision (5) of this subsection; and
 - j. Other activities and uses similar to those above as determined by the Director.
2. Parking Lot and Sidewalk Sales. Parking lot and sidewalk sales are permitted in the commercial districts as described in Section 13.06.070 of this title.
3. Outdoor Display of Merchandise Accessory to Current On-Site Business. Any outdoor display must be done in conjunction with the business being conducted within the building and shall comply with the following regulations:
- a. The aggregate display area shall not exceed 25% of the linear frontage of the storefront or six linear feet, whichever is greater;
 - b. Items shall not project more than four feet from the storefront;
 - c. No item, or any portion thereof, shall be displayed on public property; provided, however, items may be displayed within the public right-of-way if an encroachment permit has first been procured from the City;
 - d. Items shall be displayed only during the hours that the business conducted inside the building on the premises is open for business;
 - e. No item shall be displayed in a manner that causes a safety hazard; obstructs the entrance to any building; interferes with, or impedes the flow of, pedestrian or vehicle traffic; is unsightly or creates any other condition that is detrimental to the public health, safety or welfare or causes a public nuisance.
4. Farmer's Markets. Parking lot display and sale of produce and other agricultural products such as, but not limited to, fruits, vegetables, nuts, honey, eggs, herbs, flowers and plants may be permitted in the general commercial zone subject to approval of a minor conditional use permit and the following criteria:
- a. The design, location and size of booths or method of display, signage, and the associated facilities and times of operation shall be reviewed and approved through the minor conditional use permit process;
 - b. A parking study shall be provided to determine if adequate off-street parking and traffic and pedestrian circulation exists for all existing on-site uses while the market is open for business;
 - c. All required permits from the San Diego County Health Services Department shall be obtained.

5. Accessory Eating Areas Permitted. ~~For food establishments which primarily feature takeout service, up to 16 seats are permitted as accessory eating. Food establishments with accessory eating area will not be considered restaurants for the purpose of determining required parking. In addition, if outdoor eating is provided as an accessory use, it will not be considered an expansion of the use for determining parking needs. The seating may be provided indoors or outdoors. The provisions of this subdivision do not apply to drive-through fast-food restaurants.~~ The following performance standards shall apply to outdoor eating:

- a. The outdoor eating area shall be arranged in such a way that it does not create a hazard to pedestrians or encroach on a required building exit;
- b. The outdoor eating area cannot be located in any driveway, parking space, landscaped area, or required setback;
- c. The outdoor eating area must be maintained so that it is not unsightly and does not create a condition that is detrimental to the appearance of the premises or surrounding property;
- d. Signage may not be placed on the outdoor furniture or umbrellas, which advertise the business, service or use, or any product unless otherwise permitted by the sign ordinance.

e. Parking shall comply with Section 13.24.040 of this title.

6. Specialized Retail Sales and Food Services from Pushcarts. The following standards apply to all requests to establish a pushcart for specialized retail sales or food sales on private property in the general commercial, neighborhood commercial or office professional zones.

- a. Pushcarts shall be located on private property and shall not be located in areas that:
 - i. Reduce the amount of required parking on the site.
 - ii. Interfere with vehicular or pedestrian circulation.
 - iii. Present a traffic hazard.
 - iv. Result in the removal of mature landscaping (unless additional landscaping is provided elsewhere on the subject site).
 - v. Within the town center specific plan area, pushcarts shall not be located within any corridor open space area.
- b. The pushcart owner or, if the owner does not operate the business, the pushcart operator is required to obtain a City business license and any required permits from the building division. A health permit from the County Department of Health Services may also be required.

H. Abandoned or Converted Service Stations.

1. Abandoned Service Stations. Service stations which become vacant or cease operation beyond 180 days shall be required to remove all underground storage tanks (unless waived by the Santee Fire Department), remove all gasoline pumps and pump islands, and shall remove freestanding canopies. In order to prevent said action, the owner must supply the Director with written verification prior to the 180th day from the time operations ceased that an allocation of gas has been received and operation of the station will commence within 30 days of the date of written correspondence. If the service station is to resume operation after the 180 days, then the Director shall require the processing and approval of a development review application to ensure that the facilities will be reasonably upgraded and maintained. This could include such things as, but not limited to, replanting existing landscape areas, installing new landscape areas, painting of structures, upgrading or installing trash enclosures, striping parking spaces, installation of signs in conformance with adopted sign provisions, resurfacing vehicle access and parking areas, and installation of missing street improvements.

2. Converted Service Stations. Buildings and structures which were originally designed as a gasoline service station and which are proposed to be used for another use shall be subject to a development review or conditional use permit. The conversion of the facilities to another use may require upgrading and remodeling for such things as, but not limited to, removal of all gasoline appurtenances, removal of canopies, removal of improvements or modification of existing improvements to conform to access regulations, and exterior remodeling.

I. Conversion of Residential Structures, Including Hotels and Motels. No structure originally designed as a residence, including hotels and motels, or as an auxiliary structure or addition to a residence, shall be used for any commercial or office uses unless the building and site are improved to meet all code requirements for an office or commercial development. This includes such things as, but not limited to, building code requirements, fire code requirements, and zoning ordinance requirements. A resident may convert up to 50% of the gross floor area of the existing residence to a business use and continue to reside in the residence, provided the resident is also the owner of the business and subject to the provisions of this subsection. Any expansion of a residence that is legal nonconforming shall comply with Section 13.04.110(F) of this title. Such a conversion may also be subject to the conditional use permit process, as required by the base district use regulations contained in Table 13.12.030A. (Ord. 591 § 2, 2021; Ord. 566 § 3, 2019)

Chapter 13.14 INDUSTRIAL DISTRICTS

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

Uses	IL	IG
9. Laboratories (chemical, dental, electrical, optical, mechanical and medical)	P	P
10. Mining	C	C
11. Rubber and metal stamp manufacturing	P	P
12. Renewable Energy Storage Facility, subject to provisions of Section 13.14.030(L)	—	C
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. Self-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	—

Uses	IL	IG
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

Uses	IL	IG
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)(14) 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

G. Outdoor Uses.

1. All uses and activities shall be conducted completely within an enclosed building with the exception of outdoor storage, which is a permitted use subject to the provisions of subdivision (2) of this subsection. The following uses and activities may be permitted to operate outdoors, within their respective districts and subject to any required reviews and permits pursuant to this code.

- a. Mining;
- b. Building materials and lumber storage yards and/or contractors yards;
- c. Building materials manufacturing;
- d. Building equipment storage, sales, rentals;
- e. Automobile fleet storage;
- f. Trailer, truck or bus terminal;
- g. Recreational vehicle storage yard;

- h. Automobile sales, rentals, or washes;
 - i. Gasoline service stations;
 - j. Boat and camper sales;
 - k. Agricultural uses;
 - l. Outdoor recreation facilities;
 - m. Outdoor eating areas (subject to a minor conditional use permit). For accessory eating areas in conjunction with a food establishment that features takeout services, see subsection J of this section;
 - n. Telecommunication facilities (See Chapter 13.34);
 - o. Satellite dish antennas (See Chapter 13.34);
 - p. Other activities and uses similar to those above as determined by the Director.
2. Outdoor Storage. The outdoor storage of materials accessory to a permitted or conditionally permitted use occupying the subject site shall obtain any necessary permits and comply with the following standards:
- a. All outdoor storage which faces and is visible from a mobility element street or an exterior public street to the industrial subdivision, or which abuts property used for residential purposes, shall be enclosed with a solid decorative concrete, masonry, wood frame and stucco, or decorative block walls at least six feet high. In all other cases the outdoor storage shall be screened with material which is 100% view obscuring. The type and design of the screening material is subject to the approval of the Director. All gates provided for ingress and egress in any required fence or wall shall be at least six feet in height and shall be of view-obscuring construction, compatible with the fence or wall design.
 - b. Stored materials shall be stacked in outdoor storage areas to a height no greater than that of any building, wall, fence, or gate enclosing the storage area and shall not be visible from a public street.
 - c. No storage shall be permitted in a required setback area or required landscape area.
 - d. No storage shall be permitted in a required parking space or driveway and at no time shall said storage area impede the use of any required parking space or driveway. Outdoor storage is not allowed within any secured parking area established pursuant to Section 13.14.040(C).
 - e. The limits of the outdoor storage area shall be clearly defined on the site.
 - f. The outdoor storage shall be limited to materials, products, or equipment used, produced or manufactured on site by the business requesting the storage. On-site

parking of fleet/company vehicles used regularly in the operation of the business, equipment attached to fleet/company vehicles, short-term customer and staff parking, and approved trash enclosures shall not be considered outdoor storage. (See Section 13.14.030(B)(4) for fleet storage.)

H. The following shall be used in the review of prefabricated structures:

1. The use of prefabricated structures shall be compatible with surrounding uses.
2. The design of the prefabricated structures shall be compatible with and complimentary to existing structures on the site. They must conform to all standards, goals and objectives of the Santee zoning ordinance and General Plan and have adequate public facilities available.
3. Adequate screening from adjacent residential areas and public streets shall be provided.
4. A permanent foundation system shall be provided, unless otherwise approved.
5. ~~A Handicap~~ access shall be provided for persons with disabilities, unless otherwise approved.

I. Conversion of Residential Structures. No structure originally designed as a residence (including hotels and motels), or as an auxiliary structure or addition to a residence, shall be used for any industrial uses unless the building and site are improved to meet all code requirements for such a development. This includes, but is not limited to, building code requirements, fire code requirements and the zoning code requirements. A resident may convert up to 50% of the gross floor area of the existing residence for business purposes and continue to reside in the residence, provided the resident is also the owner of the business, and subject to the provisions of this chapter. Any expansion of a residence that is legal nonconforming shall comply with Section 13.04.110(F) of this title. A conversion may be subject to a conditional use permit, or minor conditional use permit process as required by the base district use regulations contained in Table 13.14.030A.

J. Accessory Eating Areas Permitted. ~~For food establishments which primarily feature takeout service, up to a total of 16 seats are permitted as accessory eating. Food establishments with accessory eating areas will not be considered restaurants for the purpose of determining required parking. In addition, if outdoor eating is provided as an accessory use, it will not be considered an expansion of the use for determining parking needs. The seating may be provided indoors or outdoors. The provisions of this subsection do not apply to drive-through fast-food restaurants.~~ The following performance standards shall apply to outdoor eating:

1. The outdoor eating area shall be arranged in such a way that it does not create a hazard to pedestrians or encroach on a required building exit.

2. The outdoor eating area cannot be located in any driveway, parking space, landscaped area or required setback.
3. The outdoor eating area must be maintained so that it is not unsightly and does not create a condition that is detrimental to the appearance of the premises or surrounding property.
4. Signage may not be placed on the outdoor furniture or umbrellas which advertises the business, service or use, or any product unless otherwise permitted by the sign ordinance.

5. [Parking shall comply with Section 13.24.040 of this title.](#)

5. ~~Handicapped~~ Access shall be provided [for persons with disabilities.](#)

K. Emergency shelters are permitted on North Woodside Avenue, on the following assessor parcel numbers, subject to a nondiscretionary development review permit pursuant to Government Code Section 65583(a)(4), 381-170-64-00, 381-170-25-00, 381-170-28-00, 381-170-54-00, 381-170-53-00, 381-170-46-00, 381-170-61-00, 381-170-62-00 or any subsequent APN for these specific sites, subject to compliance with the following:

1. An emergency shelter shall not be located within 300 feet of another shelter, pursuant to Government Code Section 65583(a)(4) (A)(v).
2. The agency or organization operating the shelter shall submit a facility management plan containing facility information, including the number of persons who can be served nightly, the size and location of onsite waiting and intake areas, the provision of onsite management, exterior lighting details, and onsite security during hours of operation, as established in Government Code Section 65583(a)(4)(A).

L. Renewable Energy Storage Facility. A renewable energy storage facility is defined as a structure incorporating machinery or equipment, designed to store renewable energy. The following standards shall apply:

1. All equipment and all storage areas shall be located within an enclosed building.
2. Decorative fences and/or walls, trees and other forms of landscaping shall be used to minimize visibility of structures.
3. All structures shall incorporate architectural elements that visually enhance surrounding development.
4. Service areas and parking areas shall be buffered from adjacent development that is not of a similar nature by setbacks, landscaping, fences, and/or walls.

5. Facilities shall comply with the performance standards in Section 13.30.030. (Ord. 599 § 2, 2022; Ord. 591 § 2, 2021; Ord. 566 § 3, 2019)

Chapter 13.20 SPECIFIC PLAN DISTRICT

13.20.040 General provisions.

A. Applicant-Generated. The preparation of a specific plan, and concurrent zoning and/or General Plan amendment(s), may be started by an applicant or property owner. The use of a specific plan is appropriate where site-specific regulation beyond the scope of this title would be beneficial based upon features or unique characteristics of the property, such as innovative development in the form of buildings, construction, design, or use combinations.

B. General Plan Consistency. All uses shall be consistent with the intent of the Santee General Plan and this title. Any specific plan proposal shall include a statement of the relationship of the specific plan to the General Plan.

C. Regulating Document. A specific plan may either supplement or supersede land use regulations of this title, including all previously adopted ordinances, standards, and guidelines. Upon adoption of a specific plan and requisite zoning/General Plan amendments, the specific plan shall replace and take precedence over the zoning regulations of this title for the subject property. Where the regulations of a specific plan are silent, the zoning code regulations and all adopted ordinances, regulations, standards, and guidelines of the City shall apply, as deemed appropriate by the Director [of the Department of Development Services](#).

D. Specific plans shall contain planning policies and regulations, and may combine zoning regulations and other regulatory requirements into one document. Specific plans shall provide a fiscal assessment, identification of required public improvements, public improvement and development phasing, financing plans and a development agreement. (Ord. 580 § 3, 2020)

13.20.050 Required content.

A specific plan shall provide regulations and design standards governing the minimum and maximum development parameters of all real property within the identified specific plan area. A specific plan shall include a statement of its relationship and consistency with the General Plan, and compliance with Article 8 of Chapter 3 of the California [Government Code](#), commencing with Section 65450, and as may be amended by the State. The City maintains full authority and discretion to determine how a specific plan will be prepared. At minimum, a specific plan shall address the following:

A. Purpose. State the relationship to the goals and policies of the General Plan.

B. Setting. State the existing and regional setting to establish the conditions and reasons for the project.

C. Proposed Land Uses. Establish the distribution, type, definitions of, and regulations for all proposed land uses.

D. Development Standards. Establish all regulating policies, including all the following standards for all building types:

1. Building height, setbacks, massing, and design standards;
2. Lot area, width, and depth;
3. Maximum number of dwelling units and the maximum residential density of the specific plan area and designated land uses consistent with the General Plan;
4. Usable open space provisions and requirements within the development;
5. Off-street parking and loading facilities;
6. Architectural and site planning design and development standards, which may include design themes or similar architectural treatments to control future construction of buildings on parcels covered by the adopted plan; and
7. Signage requirements, if different from the standards of this title, to be addressed by a unique sign program codified in the specific plan.

E. Site Planning. Establish a comprehensive map of all streets, open spaces, private and public property, and land uses for all affected properties, consistent with the intent of the General Plan and this title.

1. Provide site planning at the perimeter of the area boundaries for the mutual protection of the specific plan and the surrounding properties.
2. Site orientation to use available solar, wind, and natural setting benefits of the site, and to retain natural features and amenities found on site.
3. Provide landscape architectural concept plans and standards, including project entries, streetscapes, fencing details, lighting, signage, and street furniture.

F. Infrastructure. Identify the proposed distribution, extent, intensity, and location of major components of public and private circulation/transportation, drainage, energy, sewers, solid waste disposal, water, and other essential facilities proposed.

1. Include physical and fiscal plans for the construction, improvement, or extension of transportation facilities, public utilities, and all other public facilities/services required to serve the specific plan area.
2. All public rights-of-way within or abutting the development shall remain within applicable City specifications unless authorized by the Director of [Development Services](#).
3. Include layout and design of private streets and alleys; such private facilities shall be privately owned and maintained without public cost and maintenance responsibility for their intended purpose.
4. Consideration of other forms of access, such as pedestrian ways, paseos, courts, plazas, driveways, trails, or open public parking areas may be made at the time of specific plan consideration by the City.

G. Maintenance. Provisions ensuring the continued maintenance of private property, grounds, and all common areas.

H. Phasing. Development phasing for the full life of the project and anticipated schedule, including start date and completion of each construction phase.

I. Text and Graphics. A textual document incorporating graphics, including an executive summary and any additional information identified by the Director as pertinent to conveying the development intent, standards, and outcomes of the specific plan. (Ord. 580 § 3, 2020)

Chapter 13.24 PARKING REGULATIONS

13.24.030 Design standards.

Design standards are established by this section to set basic minimum dimensions and guidelines for design, construction and maintenance of parking within both the residential, commercial and industrial districts.

A. General. The following standards shall apply to the residential, commercial and industrial districts.

1. Stall Size. Each parking space shall consist of a rectangular area not less than nine feet wide by 19 feet long. Parallel spaces shall be a minimum of nine feet wide by 25 feet long. All parking spaces should have a vertical clearance of not less than seven and one-half feet. Parking spaces may overhang adjacent landscape areas up to a maximum of two and one-half feet, provided the overhang does not extend into any required landscape setback area.

2. All provisions for [handicapped spaces accessible parking spaces for persons with disabilities](#) shall conform to State law.

3. Paving. Parking and loading facilities shall be surfaced and maintained with asphalt concrete, concrete, or other permanent surface material sufficient to prevent mud, dust, loose material, and other nuisances from the parking or loading facility to the MS4. Where feasible, permeable surfaces, such as permeable concrete or permeable pavers, shall be used for parking lots. Crushed aggregate, rock, dirt or similar types of surfacing shall not be used as a parking or loading facility surface.
4. Drainage. All parking and loading facilities shall be graded and provided with permanent storm drainage facilities. Surfacing, curbing, and drainage improvements shall be sufficient to preclude free flow of water onto adjacent properties or public streets or alleys, and to preclude standing pools of water within the parking facility. Where feasible, infiltration BMPs shall be integrated into the drainage design to reduce the quantity and velocity of stormwater discharging to the MS4 from the parking or loading facility.
5. Safety Features. Parking and loading facilities shall meet the following standards:
 - a. Safety barriers, protective bumpers or curbing, and directional markers shall be provided to assure pedestrian/vehicular safety, efficient utilization, protection to landscaping, and to prevent encroachment onto adjoining public or private property.
 - b. Visibility of pedestrians, bicyclists and motorists shall be assured when entering individual parking spaces, when circulating within a parking facility, and when entering and exiting a parking facility.
 - c. Internal circulation patterns, and the location and traffic direction of all access drives, shall be designed and maintained in accord with accepted principles of traffic engineering and traffic safety.
6. Lighting. Lights provided to illuminate any parking facility or paved area shall be designed to reflect away from residential uses and motorists. It is the intent to maintain light standards in a low-profile design and to be compatible with the architectural design. Light standards shall not exceed 15 feet in overall height from the finished grade of the parking facility except that light standards up to 25 feet in height may be permitted if it is determined by the Director that the size of the parking area and site design warrant a taller light standard. Illumination onto adjacent properties shall comply with the performance standards contained in Chapter [13.30](#) of this title.
7. Noise. Areas used for primary circulation for frequent idling of vehicle engines, or for loading activities shall be designed and located to minimize impacts on adjoining properties, including provisions for screening or sound baffling.
8. Screening. Unenclosed off-street parking areas shall be screened from view from public streets and adjacent more restrictive land uses. Screening may consist of one or any combination of the following methods, upon the approval of the Director:

- a. Walls. Low profile walls, three and one-half feet in height, shall consist of stone, brick or similar types of decorative solid masonry materials.
 - b. Planting. Plant materials, when used as a screen, shall consist of compact evergreen plants. They shall be of a kind, or used in such a manner, so as to provide screening, have a minimum height of three and one-half feet, within 18 months after initial installation, or screening as per subdivision (a), (b) or (c) shall be installed.
 - c. Berms. Earthen berm at least three and one-half feet above grade.
 - d. In order to allow police surveillance into parking lots, the screening requirements in subdivisions (a), (b) and (c) above shall be designed to provide for view corridors into the site from adjacent streets and properties to the satisfaction of the Director.
9. Striping. All parking stalls shall be clearly outlined with single lines on the surface of the parking facility or any other permanent space designator (trees, shrubs, etc.) approved by the Director. In all parking facilities all aisles, approach lanes, and maneuvering areas shall be clearly marked with directional arrows and lines to expedite traffic movement.
 10. Maneuvering. Parking and maneuvering areas shall be arranged so that any vehicle entering a public right-of-way can do so traveling in a forward direction, except for single-family residential districts.

B. Residential.

1. The following design standards shall apply to the residential districts and developments:
 - a. Each covered off-street parking space in a carport or multi-space common garage shall be a minimum of nine feet in width and 19 feet in depth of unobstructed area provided for parking purposes. The required minimum measurements may not include the exterior walls or supports of the structure.
 - b. One car garages for single-family or multifamily dwellings shall have a minimum interior dimension of 12 feet in width and 20 feet in depth of unobstructed area provided for parking purposes. In the high density residential (R-22 and R-30 zones), an enclosed single-car garage shall be a minimum of 10 feet in width, 20 feet in length, and provide a minimum vertical clearance of seven and one-half feet.
 - c. Parking in the urban residential (R-30) zone shall be integrated with the building design such that surface parking is minimized. On-site parking may be provided in private garages, in common parking garages where parking is either at grade or partially below grade with the building's use above (example, podium parking), or in separate parking structures on site. Unenclosed surface parking for delivery and visitor parking would be allowed. See subsection (B)(8) for common parking garage standards.

d. Two-car garages for single-family or multifamily dwellings shall have a minimum interior dimension of 20 feet in width and 20 feet in depth of unobstructed area provided for parking purposes.

e. Below grade or partially below grade podium style parking is also an acceptable design alternative in the R-14 and R-22 zones.

f. The parking of two vehicles in-line may be counted towards the parking requirements when: (i) both vehicles have independent access to a public or private street or drive aisle; (ii) the development site is located within 0.25 mile of a transit stop; or (iii) when used as a density bonus incentive or concession. This provision does not apply on mobile home park (MHP) overlay zone districts, or to accessory dwelling units or junior accessory dwelling units.

2. Driveways providing access to garages, carports and parking areas serving four or less dwelling units shall be a minimum width of 20 feet. Exceptions may be approved by the Director for individual single-family homes. Where feasible, shared driveways shall be used to reduce impermeable area, and, where feasible, permeable surfaces, such as permeable concrete or permeable pavers, shall be used.

3. Driveways providing access to garages, carports and parking areas serving five or more dwelling units shall be a minimum of 26 feet in width. Where feasible, shared driveways shall be used to reduce impermeable area, and, where feasible, permeable surfaces, such as permeable concrete or permeable pavers, shall be used.

4. Notwithstanding subdivisions 2 and 3 of this subsection, all driveways and access way widths and designs must be approved by the Santee Fire Department for purposes of emergency accessibility.

5. No property owner shall sublease, sublet or otherwise make available to residents of other properties, the off-street parking spaces required by this section.

6. All required covered off-street parking spaces shall be located conveniently accessible to the dwelling unit served by such parking space.

7. Residential developments which provide private streets shall be planned, designed and constructed to meet minimum City engineering and Santee Fire Department requirements for private streets.

8. The following design standards shall apply to parking garages:

a. All parking stalls shall be minimum nine feet in width and 19 feet in depth.

b. Storage lockers, when provided, shall not encroach into a parking stall.

c. A storage/maintenance room shall be included in the facility.

d. High efficiency lighting shall be used in conjunction with daylighting for above grade structures.

e. Elevators and stairwells shall be designed to allow complete visibility for persons entering and exiting.

f. Floor surfaces shall be nonslip surfaces.

g. Security devices shall be installed such as surveillance cameras, audio and emergency call buttons.

h. When mechanical ventilation systems are required, they shall be high efficiency systems and back-up power systems shall be installed.

i. Emerging technologies to meet the needs of users, such as electrical charging stations, shall be installed when appropriate.

j. Points of intersection between pedestrians and vehicles shall be designed for adequate safety of movement; separate paths for the pedestrian from their cars to specific points of destination shall be integrated in the facility.

k. Wayfinding signs shall be installed.

C. Commercial, Industrial, Institutional, Community Facilities. The following design standards shall apply to commercial, institutional, and community facility use:

1. Those areas designated for use by motorcycles shall consist of a minimum usable area of 54 square feet.

2. Access Driveways. Where feasible, shared driveways shall be used to reduce impermeable area, and, where feasible, permeable surfaces, such as permeable concrete or permeable pavers, shall be used. Access driveways shall provide the minimum widths below unless otherwise approved by the Director.

a. Two-way access driveways shall have a minimum width of 26 feet.

b. One-way access driveways shall have a minimum width of 16 feet.

3. Notwithstanding subsection (C)(2) of this section, all driveway and access way widths and designs must be approved by the Santee Fire Department for purposes of emergency accessibility.

D. Parking Lot Striping and Markings. Parking stall striping directional arrows and parking stall identification shall meet the following standards:

1. All parking stalls shall be painted with a single four-inch wide continuous line.

2. All aisles, entrances and exits shall be clearly marked with directional arrows painted on the parking surface.

3. All ~~handicapped~~ accessible parking stalls for persons with disabilities ~~parking stalls~~ shall be individually labeled and signed in accordance with Uniform Building

[California Code of Regulations Title 24, Part 2](#) and California [Vehicle Code](#) standards. (Ord. 599 § 2, 2022; Ord. 572 § 5, 2020; Ord. 566 § 3, 2019)

13.24.040 Parking requirements.

The following sections list the minimum amount of parking for each category of uses, special requirements and optional requirements.

A. Residential.

1. Single-Family Detached Dwellings (Conventional). Two parking spaces within a garage.

2. ~~Cluster development (condominium, town home, etc.) semi-detached single-family (zero lot line, patio homes, duplexes, etc.), Planned Residential Developments, apartments~~[Multifamily development](#) and mobilehome parks:

a. Studio, one bedroom: one and one-half off-street parking spaces per unit of which one space shall be in a garage or carport. In the R-30 urban residential zone one parking space is required per studio and one-bedroom unit.

b. Two or more bedrooms: two off-street parking spaces per unit of which one space shall be in a garage or carport.

c. In addition to the required number of parking spaces for each unit, one off-street uncovered parking space shall be provided for each four units for visitor parking. For ~~single-family zero lot line, patio homes, and duplexes~~[For Planned Residential Developments](#), [private](#) on-street parking may be substituted for visitor parking, where sufficient street pavement width and distance between driveways has been provided. In the R-30 zone, urban residential projects shall provide visitor parking at a ratio of one space for each 10 units, and may be unenclosed.

3. Congregate care facilities: as determined by a parking demand study approved by the Director.

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. For new or redeveloped shopping centers within one-quarter mile of the Santee Light Rail Transit station, parking space requirements shall be reduced by 10% from the current parking requirements.~~

~~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.

~~e. Financial services, medical offices, administrative offices, and related office uses: one for each 250 square feet of gross floor area.~~

~~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 one-quarter mile of the Santee Light Rail Transit station, parking space requirements shall be reduced by 10% from the current parking requirements.~~

Automobile Uses:

~~a. Washing and detailing including full service carwash, self-service carwash, and / or express carwash: -As determined by a parking demand study approved by the Director.~~

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

~~d. 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.~~

3. Commercial Recreation Uses.

- a. Bowling alleys: five for each alley.
- b. Commercial stables: one accessible space for each five horses boarded on the premises.
- c. Driving ranges (golf): one per tee, plus the spaces required for additional uses on the site.
- d. Golf courses (regulation course): six per hole plus the spaces required for additional uses on the site.
- e. "Pitch and putt" and miniature golf courses: three per hole, plus requirements for auxiliary uses.
- f. Skating rinks, ice or roller: one for each 100 square feet of gross floor area, plus the spaces required for additional uses on the site.
- g. Swimming pool (commercial): one for each 100 square feet of water surface, plus one stall for each employee, but not less than 10 stalls for any such use.
- h. Tennis, handball and racquetball facilities: three for each court plus the spaces required for additional uses on the site.

4. Educational Uses.

- a. Elementary and junior high schools: two for each classroom.
- b. Senior high schools: one for each member of the faculty and each employee, plus one for each six students regularly enrolled.
- c. Colleges, universities and institutions of higher learning: one for each three students plus one for each two members of the faculty and employees.

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

5. Health Uses.

- a. Convalescent and nursing homes, homes of aged, rest homes, children's homes and sanitariums: one for every four beds in accordance with the resident capacity of the home as listed on the required license or permit.
- b. Hospitals: 1.75 for each patient bed.
- c. Athletic and health clubs: one for each 250 square feet of gross floor area. (For the purpose of this subsection, swimming pool area shall be counted as floor area.)
- d. Congregate care facilities: as determined by a parking demand study approved by the Director.

6. Industrial.

a. Mini-Self-storage: one for each 5,000 square feet of gross floor area ~~and storage lot.~~

b. Warehousing and distribution: one for 1,000 square feet of gross floor area.

~~c.~~ For industrial uses not listed above: one for 500 square feet of gross floor area.

7. Places of Assembly.

a. Restaurants, taverns, cocktail lounges and other establishments for the sale and consumption on the premises of food and beverages: one space for every 100 square feet of gross floor area. ~~No additional parking spaces shall be required for outside seating at restaurants up to 25% of the interior seating area. For food establishments which primarily feature take-out service, up to a total of 16 fixed seats are permitted in an accessory outdoor dining area and will not be counted toward the parking requirement. be considered restaurants for the purpose of determining required parking.~~

~~This parking ratio shall not apply to accessory eating areas established pursuant to Section 13.12.030(G)(5) and Section 13.14.030(J) of this title.~~

b. Auditoriums, sports arenas, stadiums or similar uses: one for each three seats or one for each 35 square feet of gross floor area where there are no fixed seats.

c. Theaters, movies:

i. Single screen: one space per three seats, plus five for employees.

ii. Multi-screen: one space per four seats, plus five for employees.

d. Libraries: one for each 300 square feet of gross floor area.

e. Museums or art galleries: one space for each 500 square feet of gross floor area.

f. Private clubs, lodge halls, dance halls, nightclubs, teenage nightclubs, cabarets, or union headquarters: one for each 75 square feet of gross floor area.

g. Churches and other places of assembly not specified above: one for each four fixed seats within the main auditorium or one for each 35 square feet of seating area within the main auditorium or one for each 35 square feet of seating area within the main auditorium where there are no fixed seats; 18 linear inches of bench shall be considered a fixed seat.

8. Other uses:

a. Day care centers not accessory to an existing business, including preschools and nursery schools: one for each staff member, plus one for each five children. As determined by a parking demand study approved by the Director.

- b. 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.
 - c. Cemeteries: as specified by conditional use permit.
 - d. Mortuaries and funeral homes: one parking stall for every 25 square feet or fraction thereof of assembly room or floor area.
 - e. 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.
9. Public parks and recreation facilities: as specified by conditional use permit.

Chapter 13.32 SIGNS

13.32.025 Comprehensive sign program.

A. Comprehensive Sign Program for Commercial and Industrial Zones. A comprehensive sign program permit is required prior to issuance of individual sign permits for all new commercial and industrial centers consisting of 10 or more tenant spaces. The purposes of the program are to integrate signs with building and landscaping design to create a unified architectural unit and to:

1. Locate signs to avoid conflicts with vehicles and pedestrians and to protect public safety;
2. Employ compatible location and type of construction to ensure well planned signage;
3. Ensure compliance with the sign ordinance.

B. Provisions. An approved sign program may provide additional flexibility in the location, size, and placement of signs above than what would be strictly allowed under this chapter.

C. Method of Application. An application for a comprehensive sign program must be made on forms prescribed by the Director of [Development Services](#) and be filed with the Planning Department.

D. Method of Review. All comprehensive sign programs shall be reviewed and approved by the Director. (Ord. 566 § 3, 2019)

13.32.030 Permit requirements – Review procedures and administration.

A. Sign Permit Required. Except where otherwise provided in this chapter, a sign permit is required prior to placing, erecting, moving, or reconstructing of any permanent

sign. A temporary sign permit is required for all temporary signs, unless expressly exempted by this chapter. One or more signs may be approved per sign permit. A sign permit is also required for a comprehensive sign program. The method of application for a comprehensive sign program is described in Section [13.32.025](#) of this chapter. Signs requiring a permit shall comply with the provisions of this chapter and all other applicable laws and ordinances.

1. Method of Application. An application for a sign permit shall be made on forms as prescribed by the Director ~~of Development Services~~. Such an application shall be filed with the ~~Planning~~ Department and shall be accompanied by the plans and materials as required by the Director ~~of Development Services~~. Sign applications must be accompanied by a building permit if required.

2. Method of Review. The purpose of a sign permit is to ensure compliance with the provisions of this chapter and to ensure that any sign proposal is in conformance with the General Plan, as well as other applicable ordinances and policies of the city. After receipt of a sign application, the Director ~~of Development Services or authorized~~ designee shall render a decision to approve, approve with modifications, or deny such sign request. The Director may set any application for an administrative hearing if input from the surrounding residents or property owners is desired.

3. Building Permit Required. Issuance of a sign permit in no way precludes the necessity for obtaining building permits for signs in all instances where building permits are required by the City.

B. Director. Except as otherwise provided, it is the responsibility of the Director ~~or authorized designee~~ to enforce all provisions of this chapter.

C. Interpretation of Provisions.

1. The provisions of this chapter are not intended to abrogate any easements, covenants or other existing agreements which are more restrictive than the provisions of this chapter.

2. If any section, subsection, sentence, clause, phrase or portion of this chapter is for any reason held invalid or unconstitutional by any court of proper jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holdings shall not affect the validity of the remaining portions hereof.

3. If ambiguity arises concerning the interpretation of any provision of this chapter, it shall be the duty of the Planning Commission to ascertain all pertinent facts and by resolution set forth the findings and the interpretations.

D. Variances. The Director is authorized to grant variances to provide flexibility from the strict application of sign regulations when special circumstances pertaining to the property such as size, shape, topography, or location deprives such property of privileges enjoyed by other property in the vicinity. Applications for variances shall be

reviewed by the Director according to the variance procedures as set forth in Section [13.06.040](#) of this title.

E. Appeals. Except as otherwise provided in this chapter, a decision issued pursuant to this chapter may be appealed as provided by the appeal procedures set forth in Title 1. The Director may waive the period for bringing an appeal if the sign permit does not entail a freeway-serving sign. (Ord. 566 § 3, 2019)

13.32.040 General provisions.

A. Signs Exempt From Permitting and Standards. In addition to specific provisions elsewhere in this chapter that exempt certain signs from the permitting requirement, the following signs are exempt from the application, permit and fee requirements of this chapter; provided however, that building permits may be required, all signs shall be located in accordance with the setback regulations contained in Section [13.32.060](#)(A)(4) of this chapter.

1. Signs of public service and utility companies indicating danger, or which serve as an aide to public safety, or which show underground facilities or public infrastructure;
2. Railroad crossing signs;
3. Traffic or municipal signs posted by government agencies;
4. Signs and notices required by law or by Federal, State, County, or City authority, and signs and notices issued by a court, public body, person, or officer in performance of their public duty or in giving any legal notice;
5. Address signs that are required by and conform with the Building Code;
6. Public service and civic identification signs promoting City-sponsored activities or community events as authorized by the City Council;
7. Interior signs within a structure or building not visible or readable or intended to be read from off-site or from outside of the building or structure;
8. Change of copy on a previously approved sign where no alterations are to be made requiring a building permit.

[9. Banners which are duly authorized and approved pursuant to a formal written policy of the City.](#)

B. Signs Exempt From Permitting Requirements. The following signs do not require permits pursuant to Section [13.32.030](#) when they comply with the applicable standards in this chapter:

1. Permanent Window Signage. Permanent window signs not exceeding 25% of the window area are permitted as permanent signs.
2. Commercial Directional Signs. Either one commercial directional sign up to a maximum area of sign of 20 square feet in area or one per tenant up to four square feet, provided that each sign satisfies the following:
 - a. Located on property in any zone which also contains a public parking area on site; and
 - b. Sign is not readable from the public right-of-way or is oriented towards pedestrians or drivers on site.
3. Flags. A single official flag of the United States of America and two flags of either the State or other states of the United States, counties, municipalities or official flags for nations, and of organizations or companies. Flags shall be maintained in good condition and torn or worn flags shall be replaced or removed. Flags shall be a maximum of five feet by eight feet. Maximum height shall meet height requirements set forth in this title. Company flags may not be flown in residential zones.
4. Vehicles.
 - a. Signs on public transportation vehicles and structures including, but not limited to, buses, taxicabs, or other public transportation;
 - b. Signs on licensed vehicles, provided such vehicles are not used or intended for use as portable signs or as may be prohibited in subsection B of this section.
5. Projecting Signs. Commercial projecting signs are allowed subject to the following standards:
 - a. Such signs shall not project into the public right-of-way;
 - b. Such signs do not exceed two square feet in sign area (on one side);
 - c. Such signs do not project more than two feet from the building wall;
 - d. A minimum of eight feet of clearance is provided from the finished ground surface and the bottom of the sign;
 - e. Maximum of one such sign per store frontage;
 - f. Sign may not be internally illuminated.

6. Transportation Infrastructure. Commercial speech may be allowed bus benches, bus shelters, and other public transportation infrastructure.
7. Properties for sale in any zone may display one temporary sign not exceeding four square feet in size or four feet in height.
8. Temporary and portable signs that comply with the standards set forth in Section [13.32.060](#), except where that section indicates a permit is required. (Ord. 599 § 2, 2022; Ord. 566 § 3, 2019)

MEETING DATE May 10, 2023

ITEM TITLE UPDATE ON THE SANTEE COMMUNITY CENTER (CIP 2018-31) PROJECT AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

DIRECTOR/DEPARTMENT Nick Chavez, Community Services
Carl Schmitz, Engineering

SUMMARY

On October 27, 2021, the City Council authorized the City Manager to execute a Professional Services Agreement (“Agreement”) with HMC Group DBA HMC Architects for the Architectural, Engineering, Landscape Architecture and Environmental Design for the Santee Community Center (CIP 2018-31) project, in an amount not to exceed \$1,150,000.

On August 24, 2022, the City Council authorized the City Manager to execute the First Amendment to the Agreement in the amount not to exceed \$207,650 to expand the scope of services by providing additional architectural, engineering, landscape architectural and environmental design services to expand the parking lot at the Cameron Family YMCA to provide necessary parking for the Santee Community Center and Cameron Family YMCA building operations, and to provide electric vehicle charging stations, a fixtures, furnishings and equipment (FF&E) list, and an access control system.

HMC Group has completed the 75% design for the Santee Community Center. Staff and HMC Group will provide an update on the status of the project’s design and the features and amenities of the future Community Center.

ENVIRONMENTAL REVIEW

This action is an administrative activity of government, and is not a project subject to CEQA pursuant to State CEQA Guidelines section 15378.

FINANCIAL STATEMENT

Funding for the Santee Community Center is included in the adopted Capital Improvement Program budget and is anticipated to be fully funded in FY 2025/26 based on current impact fee revenue projections.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

Receive presentation

ATTACHMENT

None.

