

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
September 23, 2020**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:36 p.m.

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

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

INVOCATION was given by Erika Olayan – The Church of Jesus Christ of Latter-day Saints.

PLEDGE OF ALLEGIANCE was led by Mayor Minto.

CONSENT CALENDAR:

- (1) **Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk – Ortiz)**
- (2) **Approval of Meeting Minutes of the Santee City Council for the September 9, 2020, Regular Meeting. (City Clerk – Ortiz)**
- (3) **Approval of Payment of Demands as Presented. (Finance – McDermott)**
- (4) **Approval of the Expenditure of \$53,158.77 for August 2020 Legal Services and Related Costs. (Finance – McDermott)**
- (5) **Adoption of a Resolution Accepting the Backflow Preventers at City Hall Project (CIP 2020-31) as Complete. (Development Services – Kush) (Reso 111-2020)**

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

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

NON-AGENDA PUBLIC COMMENT (15 minutes):

- (A) Mary Hyder spoke regarding police de-escalation techniques.
- (B) Cameron Pittman spoke regarding cannabis businesses being allowed in the City of Santee.
- (C) Lynda Marrokal spoke regarding the loss of revenue due to the pandemic and inquired what the City's plan is moving forward.
- (D) Danielle Wilkerson expressed concerns with the Sheriff Department's response to certain events; she also stated more should be done regarding diversity in the City of Santee.

Mayor Minto clarified that a subcommittee is being established that will be tasked with focusing more on diversity and inclusion.

PUBLIC HEARING:

- (6) **Public Hearing for the Development of Fanita Ranch, Final Revised Environmental Impact Report (AEIS2017-11), General Plan Amendment (GPA2017-2), an Ordinance Establishing the "Specific Plan" Zone District, Approving a Zone District Amendment (R2017-1) to Amend the Base Zone District from "PD – Planned Development" to "SP – Specific Plan" and Adopting the Fanita Ranch Specific Plan (SP2017-1), Vesting Tentative Map (TM2017-3), Development Review Permit (DR2017-4) Conditional Use Permits for Public Parks (P2017-5, P2020-2), and an Ordinance Approving and Authorizing the City Manager to Execute a Development Agreement Between the City of Santee and HomeFed Fanita Rancho LLC. (Development Services – Kush) (Resos 93-2020, 094-2020, 095-2020, 096-2020, 097-2020, and 098-2020)**

The Public Hearing was opened at 6:55 p.m.

Mayor Minto adjusted the time allotted for public speakers to one minute per speaker.

The City Attorney made brief comments pertaining to assertions made regarding any conflicts of interest relevant to the project.

The Director of Development Services provided a PowerPoint presentation.

The Council recessed at 8:23 p.m. and reconvened at 8:29 p.m.

PUBLIC SPEAKERS:

Please note: (Public Comments can be reviewed via the City website at: <https://www.cityofsantee.ca.gov/government/departments/city-clerk/council-meeting-agendas-minutes/current-past-council-agendas-minutes>)

- Josh Schroeder
- Phillip Panuco
- Van Collinsworth
- Mary Hyder
- Phil Edwards
- Michelle Perchez
- Colleen Cochran
- Ann Rebuffattee
- Cynthia Wootton
- Ben Stone
- Scott Walsh
- Evlyn Andrade
- Stacie Greene
- Karen Schroeder
- Patti LaBouff
- Alexander Contreras
- Mark Howell
- Bob Cummings
- Janet Garvin
- Austin Cameron
- Jason Torbett
- Daniel Bickford
- Patrick Hale
- Alan Jones
- Sean-Paul Chambers
- Santee Resident
- Lynda Marrokal
- Nicole Weinman
- Justin Schlaefli
- Gloria Gerak
- John Olsen
- Pat Setter
- Chris Roesink
- Janet McLees
- Mark Brouker
- Doug Hicks
- Sharon Guerrero
- Michael Ranson
- Ammar Campa-Najjar
- Lesley Handa
- Paul Holloway
- Valerie Rawlings
- Frank Landis
- Robert Turner

- Kevin Loomis
- Tina Deesen
- Heber A. Moore
- Tommy Hough
- Ben Johnson

Written comment was also submitted to the City Clerk's Office by:

- Ron Synder
- Jennifer Mallory
- Robert Shipitalo
- Mark Roberts
- Vicki Call
- Peter Broderick, Center for Biological Diversity
- Leon Ramsey Jr., Southwest Regional Council of Carpenters
- Doris McDermott
- Michael Ranson
- Eric Lardy, County of San Diego
- Mary Vargo
- Nora McIntyre
- Lisa Barrett
- Sharon Taylor-Huppert
- Eric Eyerman
- Joseph LaBella
- Jeff Thomson
- Sharon Guerrero
- Patrick Hale
- Janet Garvin
- Mark Howell

The applicant responded to some concerns mentioned by the public speakers.

The Council recessed at 9:41 p.m. and reconvened at 9:46 p.m.

(A very brief summary of Council deliberation is listed below, for the detailed discussion please watch the video posted on the City website. Council comments begin at 3:10:52.)

Council Member Hall expressed concerns with the lack of public transit to the area; he inquired whether the developer could work with the County to include a library in the plans.

Council Member McNelis stated the traffic issues would be mitigated prior to the homes being sold.

Council Member Houlahan expressed concerns regarding the Environmental Impact Report (EIR), traffic infrastructure and the Magnolia extension.

FAILED MOTION: Council Member Houlahan moved to delay the vote of staff recommendation until after the November 3, 2020 election.

The motion failed for lack of a second.

Vice Mayor Koval inquired about the Irrevocable Offer of Dedication (IOD) reserve parcel; she requested staff bring back a report to Council analyzing the allocation of funds and a timeline for the mitigation of traffic solutions surrounding Magnolia Avenue; she inquired whether the fire experts' opinions changed due to the changes with Magnolia Avenue.

Mayor Minto inquired whether the changes to the EIR regarding Magnolia Avenue were done legitimately; he questioned how, with all the expert involvement, the environmental and biological factors were challenged; he expressed concerns with how this area would be protected from the fires that have devastated other communities and whether the animals, insects and plants would thrive in the areas set aside.

Council Member Houlahan inquired about fire safety and evacuation procedures; he expressed concerns with certain areas being preserved; he also questioned the impacts to the vernal pools and various endangered species of animals and plants; he requested clarification on whether there is perpetual funding for the preserve and habitat.

Comments were made by various experts and consultants to address some of the concerns raised by Council and the public.

ACTION: Council Member McNelis moved approval of staff recommendation.

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

The Public Hearing was closed at 12:19 a.m.

NON-AGENDA PUBLIC COMMENT: (Continued)

- (A) Michael Ranson spoke regarding the Karl Strauss project.
- (B) Eid Fakhouri spoke regarding Measure N.
- (C) Dan Bickford spoke regarding transparency and the current political climate.

Written Non-Agenda Public Comment was also received by:

- Michael Ranson

CITY COUNCIL REPORTS:

None.

CITY MANAGER REPORTS:

None.

CITY ATTORNEY REPORTS:

None.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 12:26 a.m.

Date Approved: October 14, 2020



Annette Ortiz, CMC, City Clerk