

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

FROM: Annette Ortiz, CMC, City Clerk

DATE: November 8, 2023

SUBJ: Updated Council Meeting Materials – November 8, 2023

PUBLIC HEARING:

- (9) Public Hearing for Conditional Use Permit P2022-5 for a 4,307-Square-Foot Church Facility and Related Site Improvements on a 0.61-Acre Vacant Lot Located at 9300 Pike Road (APN 380-112-08) in the Neighborhood Commercial Zone (NC) and Finding the Project Exempt from the California Environmental Quality Act (“CEQA”) Pursuant to the Class 32 Infill Exemption. (Applicant: St. Nicholas Diocese in Chicago for the Ukrainians). (Planning and Building – Sawa)**

The attached correspondence for above mentioned Item was received and is provided for your consideration.



From: [Michael Coyne](#)
To: [Annette Ortiz](#); [James Jeffries](#)
Cc: [Sandi Sawa](#)
Subject: FW: Objection to CUP P20022-5
Date: Wednesday, November 8, 2023 12:56:29 PM

Forwarding you comments received on the proposed Ukrainian Catholic Church.

From: Keith Kroeger <keith@kroegerfamilyproperties.com>
Sent: Wednesday, November 8, 2023 11:29 AM
To: Michael Coyne <mcoyne@CityofSanteeCa.gov>
Subject: Objection to CUP P20022-5

Hello Michael,

I am the property owner of 9225 Carlton Hills Blvd, Santee, CA 92071. Like I stated on the phone earlier last week, I want to voice our objection to the application of a Conditional Use Permit for St. Nicholas Diocese in Chicago for the Ukrainians. The property where the church would like to be will obviously not have enough parking for its attendants. Our property is a family oriented commercial retail center with the Santee Library in it, and many other businesses catering to children such as a martial arts studio, a dance studio, and an arts studio. All of those businesses have the most traffic outside of normal school hours. This means our neighborhood center is the most busy on Saturdays, Sundays and in the late afternoon-early evenings during weekdays. During those times our parking lot is usually full, with cars parking along unmarked curbs and even red curbs throughout the center. I believe this church would make parking worse and even prevent parents and children from the community the opportunity to patronize the Santee public Library.

I along with several business owners in our center, strongly oppose and hope for the denial of this conditional use permit.

Thank you,
Keith Kroeger

Keith Kroeger Office: **619-442-7200**

Keith@KroegerFamilyProperties.com Mobile: 619-857-1183

Kroeger Family Properties



1679 E. Main St., Ste. 202

El Cajon, CA 92021

Fax: (619) 593-8824

www.kroegerfamilyproperties.com

DEVELOPMENT * MANAGEMENT * MAINTENANCE