

TO: Mayor and Councilmembers  
Gary Halbert, Interim City Manager  
Shawn Hagerty, City Attorney

FROM: James Jeffries, City Clerk

DATE: June 25, 2025

**SUBJ: Updated Council Meeting Materials – June 25, 2025**

**PUBLIC HEARING:**

- (7) **Continue Public Hearing for Tentative Map TM-2023-0003 and Development Review Permit DR-2023-0007 for a Multi-Family Residential Development Located at 10939 Summit Avenue (APN 378-190-01-00) to the July 9, 2025, City Council Meeting (Applicant: Warmington Residential). (Planning and Building – Sawa)**

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



**From:** [Leary, Megan](#)  
**To:** [Christina Rios](#)  
**Cc:** [Clerk; Wendy Stratton](#)  
**Subject:** RE: 10939 Summit Ave Applications questions and concerns  
**Date:** Wednesday, June 25, 2025 3:54:09 PM

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Hi Christina,

I plan to attend today's City Council meeting with the neighbors and community to address my below previous concerns and questions related to the 10939 Summit Ave development. In addition, I'd like to mention my concern regarding the lack of current infrastructure (plumbing, electrical, nat gas, road access, etc) and concern this development would not provide affordable housing opportunities to the community, as intended.

Again, I am deeply concerned about the fire hazard and evacuation this development will cause to our neighborhood. Many neighbors are having their fire insurance dropped and I think the developer need to prove fire insurance is attainable. Any changes to Summit Ave. or an additional road (magnolia connection) and the current lack of infrastructure should be completed before this project is approved to avoid any negligence.

Best,

**Megan K. Leary**

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**From:** Leary, Megan  
**Sent:** Thursday, March 7, 2024 7:26 PM  
**To:** [crios@cityofsantee.ca.gov](mailto:crios@cityofsantee.ca.gov)  
**Subject:** 10939 Summit Ave Applications questions and concerns

Hi Christina,

I am writing to you in regards to the Tentative Map application (TM-2023-0003) and Development Review application (DR-2023-0007) for the property at 10939 Summit Ave, which we received notice in the mail this Tuesday 3/5/2024. I am an owner and resident of 10320 Noble Way, Santee CA and have the following questions and concerns regarding these applications and this development.

1. Could you please provide a timeline of where we are in the application process? Could you please provide an estimate of when an expected decision will be made regarding these applications noted above. Is this decision made by Santee City Counsel directly or by other means?

2. Will a percentage of these homes be designated as low-income/affordable housing within the development?
3. Has an Environmental Impact Report (EIR) already been performed for this development? If yes, how do I go about receiving a copy of this report? If not, I would like to formally request a EIR be performed for this specific development and our neighborhood. Please let me know if there is something I need to do on my end to ensure this request is documented and submitted into the application file.
4. I would like to set up an appointment to come review the development plans, if possible. I have availability on Thursdays or Fridays most weeks, so please let me know if there is a preferred time that the documents related to these applications and development would be available.
5. Lastly, please see below a list of my initial concerns regarding these applications for this development of 10939 Summit Ave. How do I go about relaying these concerns to be included or noted in the application process of this development?
  - 5a. Impacts to fire evacuation/egress
  - 5b. Impact to traffic on Summit Ave and the surrounding neighborhood
  - 5c. Increase noise
  - 5d. Inappropriate & inconsistent zoning for current state of street/neighborhood.
  - 5e. Fire hazard for 50 townhomes so close together in a high fire area/neighborhood
  - 5f. Impact to property values, especially to the direct neighbors of this development
  - 5g. Impact to neighborhood character, conflict of interest and values of neighborhood
  - 5h. Impact on quality of life and lack of open space (especially with 3 story townhomes)
  - 5i. Impact of 3 story townhomes to sunlight, trees, and privacy of surrounding neighbors
  - 5j. Summit Avenue is not currently constructed to accommodate a development of this size (single lane, no sidewalks, street recently partially paved by the Calvary church, but previously gravel/unpaved)
  - 5k. Lack of parking/visitor parking and concern that overflow parking from development will congest Summit Ave (which is already a narrow street) and adjacent Noble Way and Church parking.
  - 5l. Impact of construction of development to direct neighbors and Summit Ave.
  - 5m. Impact to wildlife
  - 5n. Impact to Noble Way houses/property privacy, as plans currently show 3 story townhouse balconies' against our property lines.

Thank you for your time and I look forward to hearing from you soon.

Best,

**Megan K. Leary**

**Sempra Infrastructure, LLC**

Operation Center Accounting

[REDACTED] (Direct) [REDACTED] (Internal)

[REDACTED] (Mobile)

[REDACTED]

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