



PUBLIC HEARING NOTICE

SANTEE CITY COUNCIL

Notice is hereby given by the Planning & Building Department of the City of Santee that the **Santee City Council** will hold a public hearing on the following:

6:30 p.m.	Wednesday	August	27	2025
Time	Day	Month	Date	Year

The public is invited to attend in person. The meeting will be broadcast live on public access channels 117 on Cox Cable and 99 on AT&T/U-verse, live streamed online, and recorded.

SUBJECT: The proposed Project involves the demolition and removal of all existing on-site structures and construction of a 300,145 square-foot industrial/warehouse building. The facility would include approximately 290,145 square feet of warehouse space and 10,000 square feet of office space, up to 42 dock-high doors, four grade-level doors, two truck courts, 301 passenger-vehicle parking spaces, 30- and 40-foot-wide fire access lanes around the building perimeter, landscaping, and fencing along portions of the developed perimeter with automated gates at certain driveway locations. Project improvements also include utilities, stormwater treatment facilities, and roadway modifications, such as driveway widening, a new eastbound turn lane into the site, and frontage improvements along the north side of N. Woodside Avenue.

This building is designed to accommodate warehousing and distribution, manufacturing, assembly, research and development, and related office uses. All business operations would occur within the enclosed building, except for vehicle circulation, parking, loading and unloading within the truck courts, and movement of materials on-site via forklifts, pallet jacks, yard hostlers, and similar equipment. Truck trailers would primarily be serviced through dock-high doors located in the north and south truck courts. The Environmental Impact Report (EIR) analysis conservatively assumed building operations could occur 24 hours per day, seven days per week, with exterior loading and parking areas illuminated at night.

The Project is consistent with the site's land use designation (IL-Light Industrial) and zoning (Light Industrial – IL). A Development Review Permit (DR) is required for demolition of the existing on-site structures and development of an industrial building exceeding 50,000 square feet. In addition, a Conditional Use Permit (CUP) is requested to allow an increase in the maximum building height from 40 feet to 50 feet.

APPLICANT: North Palisade Opco, LLC

LOCATION: The approximately 13.5-acre Project site is located at 10990 N. Woodside Avenue. The site is occupied by the closed Santee drive-in theater, although the site continues to be used for a swap meet. Local access to the Project is provided via N. Woodside Avenue.

ASSESSOR PARCEL NUMBER: APN 381-070-52

ZONING/LAND USE DESIGNATION: (Light Industrial – IL) / (IL-Light Industrial)

ENVIRONMENTAL STATUS: A Final EIR (State Clearinghouse Number SCH#2023090144) will be presented to the City Council for certification in compliance with the California Environmental Quality Act (CEQA). Areas of significant and unmitigable impact that require a Statement of Overriding Considerations include Cultural Resources and Transportation.

The purpose of this notice is to give property owners in the vicinity of the subject property and other interested parties an opportunity to be informed of the proposal prior to action by the City Council. The time within which judicial review of a City Council decision must be sought is governed by Section 1094.6 of the California Code of Civil Procedure. A right to appeal a City Council decision is governed by the Code of Civil Procedure Section 1094.5. **At the subject hearing any interested party may appear and be heard.**

ADDITIONAL INFORMATION: If you have questions about the proposal, want to submit comments, or wish to discuss the project with staff of the Planning & Building Department prior to the hearing, you may contact Sandi Sawa, AICP, Planning & Building Department Director/City Planner at 10601 Magnolia Avenue, Santee, California, 92071, phone (619) 258-4100, extension 167 or e-mail ssawa@cityofsantee.ca.gov. You may also review the project file during business hours at the Planning & Building Department: Mondays through Thursdays between 8:00 a.m. and 5:00 p.m., and on Fridays between 8:00 a.m. and 1:00 p.m.

The City of Santee complies with the Americans with Disabilities Act. If you require reasonable accommodations for this meeting, please contact the City Clerk's Office at (619) 258-4100, extension 114 at least three (3) working days prior to the public hearing.

Pursuant to the California Government Code, please take notice as follows: If you challenge the action described in this written notice in court, you may be limited to raising only those issues you or someone else raised during the public hearing, or in written correspondence delivered to the City of Santee during, or prior to, the public hearing. A right to appeal a City Council decision is governed by the California Code of Civil Procedure Section 1094.5. The time limit to file for judicial review of a City Council decision is governed by the California Code of Civil Procedure, Section 1094.6.

Location Map
ENV-2024-0003

