

Minutes

**Santee City Council
CDC Successor Agency
Santee Public Financing Authority**

**Santee City Hall Civic Center
Building 8 Presentation Room
10601 Magnolia Avenue
Santee, California**

December 17, 2015

This Adjourned Regular Meeting of the Santee City Council, the CDC Successor Agency, and the Santee Public Financing Authority was called to order by Mayor/Chair Randy Voepel at 7:02 p.m.

Council Members present were: Mayor/Chair Randy Voepel, Vice Mayor/Vice Chair John W. Minto, and Council/Authority Members Jack E. Dale, Ronn Hall and Rob McNelis.

Staff present were: Interim City Manager/Authority Secretary Paul Malone, City/Authority Attorney Shawn Hagerty, Director of Finance/Treasurer Tim McDermott, and City Clerk Patsy Bell.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, and City Attorney shall be used to indicate Mayor/Chair, Vice Mayor/Vice Chair, Council/Authority Member, City Manager/Authority Secretary, and City/Authority Attorney.)

LEGISLATIVE INVOCATION: Pastor Brian Craig, New Heights Community Church

PLEDGE OF ALLEGIANCE: Santee Sheriff's Captain James Bovet

ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA: None

1. CONSENT CALENDAR:

- (A) Approval of a Minor revision to the Third Amendment to the Sports Park Maintenance and Operations Services Agreement with Sportsplex USA and authorization for the City Manager to execute the revised Third Amendment.**

ACTION: On motion of Vice Mayor Minto, seconded by Council Member Hall, the Agenda and Consent Calendar were approved as presented with all voting aye.

2. PUBLIC HEARINGS:

- (A) **Continued Public Hearing for a Development Review Permit (DR2015-10), Parking Variance (V2015-2), Town Center Specific Plan Amendment (TCSPA2015) and a recirculated subsequent Mitigated Negative Declaration (AEIS2015-17) for a brewery, tasting room, restaurant and warehouse located on undeveloped property at the northeast corner of Town Center Parkway and Cuyamaca Street, within the Riverview Corporate Office Park in Town Center, to an Adjourned Regular meeting on December 17, 2015. Applicant: Ryan Companies U.S. Incorporated for Karl Strauss.**

The Public Hearing was opened at 7:07 p.m. Director of Development Services Melanie Kush introduced the item and Senior Planner John O'Donnell presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

ENTERED INTO THE RECORD:

Provided by staff for inclusion of the agenda packet to address emails/letters that were received by the City after the issuance of the agenda was the "Comments on Subsequent Mitigated Negative Declaration with Response" was. Additionally, 6 letters/emails were received by the City and provided for the record.

PUBLIC SPEAKERS:

In Support:

- Robbie Knight, Ryan Companies
- Matt Rattner, President, Karl Strauss Breweries
- Art Ballantyne spoke and provided information regarding drought tolerant plants.

In Opposition:

- Stephen Houlahan, Preserve Wild Santee/Save Mission Trails
- Todd T. Cardiff, Environmental Attorney

At Mayor Voepel's request, Alan Carlisle, Padre Dam Municipal Water District CEO/General Manager and Courtney Mayo, Padre Dam Municipal Water District Development Services Manager provided information utilizing a PowerPoint presentation to address water availability.

City Attorney Hagerty requested Best Best & Krieger Partner Alisha Winterswyk to respond to and address specific California Environmental Quality Act (CEQA) comments and questions brought up by the speakers. He also noted for the record that staff does have written responses to all the comments that have been submitted, including written comments from the last speaker.

During discussion, topics such as the use of drought tolerant plants, a wider sidewalk width of 14 feet, the site plan/facility orientation (river view vs. mountain view vs. street view), and limiting production to 160,000 barrels of beer were deliberated.

ACTION: On motion of Mayor Voepel, seconded by Council Member McNelis, the Public Hearing was closed at 8:30 p.m. and the three Resolutions approving 1) the Recirculated Subsequent Mitigated Negative Declaration AEIS2015-17 as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA), 2) Town Center Specific Plan Amendment TCSPA2015-1 and 3) Development Review Permit DR2015-10 and Variance V2015-2 were adopted with an added condition limiting production to a maximum of 160,000 barrels until/unless additional environmental review evaluating the impacts of production beyond that number is undertaken and appropriate mitigation approved under CEQA and other laws, with all voting aye, except Council Member Dale who voted no.

- 3. **ORDINANCES (First Reading):** None

- 4. **CITY COUNCIL ITEMS AND REPORTS:** None

- 5. **CONTINUED BUSINESS:** None

- 6. **NEW BUSINESS:** None

- 7. **COMMUNICATION FROM THE PUBLIC:** None

- 8. **CITY MANAGER REPORTS:** None

- 9. **CDC SUCCESSOR AGENCY:** None

10. SANTEE PUBLIC FINANCING AUTHORITY: None

11. CITY ATTORNEY REPORTS: None

12. CLOSED SESSION: None

13. ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:31 p.m.

Date Approved: February 24, 2016



Patsy Bell, City Clerk and for
Interim Authority Secretary Paul Malone