

ORDINANCE NO. 613

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AMENDING TITLE 13 (“ZONING ORDINANCE”) MODIFYING “VEHICLE STORAGE YARD” FROM A USE THAT IS CURRENTLY PROHIBITED TO A USE THAT IS PERMITTED WITH A MINOR CONDITIONAL USE PERMIT IN THE LIGHT INDUSTRIAL (IL) ZONE AND APPROVING AN EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) IN ACCORDANCE WITH SECTION 15305 OF THE CEQA GUIDELINES (CASE FILE: ZOA-2023-0001)

WHEREAS, vehicle storage yards are currently prohibited in the Light Industrial (IL) Zone; and

WHEREAS, the proposed Zoning Ordinance Amendment would allow vehicle storage yards in the IL Zone upon issuance of a minor conditional use permit; and

WHEREAS, existing development and performance standards and special conditions imposed as part of a minor conditional use permit would ensure that vehicle storage yards in the IL Zone are not detrimental to surrounding properties and the environment; and

WHEREAS, conditionally permitted vehicle storage yards in the IL Zone would be consistent with the intent of the IL zone and serve as a light industrial use that would provide a buffer between more intensive general industrial uses and nonindustrial uses; and

WHEREAS, conditionally permitted vehicle storage yards in the IL Zone are similar in nature and intensity as fleet storage yards and recreational vehicle storage yards, which are currently permitted with a minor conditional use permit in the IL Zone; and

WHEREAS, conditionally permitted vehicle storage yards in the IL Zone would not result in significant noise, traffic, odor or dust impacts associated with intensive industrial uses and would not be detrimental to the public health, safety, and welfare.

NOW, THEREFORE, the City Council of the City of Santee, California, does ordain as follows:

SECTION 1. The City Council finds that this Ordinance is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15305.

State CEQA Guidelines Section 15305 exempts minor alterations in land use limitations. Here, the Ordinance modifying a land use category of similar intensity to currently listed conditionally permitted uses in the same zoning district constitutes a minor change in land use limitations and is consistent with Section 15305 of the CEQA Guidelines. None of the exceptions to the exemption found in State CEQA Guidelines Section 15300.2 apply to the Ordinance.

SECTION 2. The City Council hereby finds that all of the foregoing recitals and the staff report presented herewith are true and correct and are hereby incorporated and adopted as findings of the City Council as if fully set forth herein.

SECTION 3. Title 13 (“Zoning Ordinance”) of the Santee Municipal Code is hereby amended with the following modifications to Section 13.14.030 (“Industrial use regulations”):

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Section 13.14.030 (“Industrial use regulations”)

TABLE 13.14.030A USE REGULATIONS FOR INDUSTRIAL DISTRICTS is hereby amended to modify subsection B.8 to allow vehicle storage yards in the Light Industrial (IL) District as a use permitted with a minor conditional use permit, to read as follows:

USES	IL	IG
8. Vehicle storage yard	MC	MC

SECTION 4. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance for any reason is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 5. Upon adoption of the Ordinance, the modified text shown shall be incorporated into the Zoning Ordinance.

SECTION 6. This Ordinance shall become effective thirty (30) days after its passage.

SECTION 7. The City Clerk is hereby directed to certify the adoption of this ordinance, to file a Notice of Exemption, and cause the same to be published as required by law.

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City of Santee, California, on the 8th day of November 2023 and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the 13th day of December 2023, by the following vote to wit:

AYES: HALL, KOVAL, MCNELIS, MINTO, TROTTER

NOES: NONE

ABSENT: NONE

APPROVED:



JOHN W. MINTO, MAYOR

ATTEST:



ANNETTE FAGAN ORTIZ, CMC, CITY CLERK