

Mayor
John W. Minto
City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

NOTICE OF DETERMINATION

TO:	<input checked="" type="checkbox"/>	San Diego County Clerk 1600 Pacific Hwy., Room 260 San Diego, CA 92101	FROM:	Public Agency/Lead Agency: City of Santee 10601 Magnolia Avenue Santee, CA 92071 Contact: Michael Coyne Phone: (619) 258-4100, ext. 160
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TO:	<input checked="" type="checkbox"/>	Office of Planning and Research 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above)	
			Address:	
			Contact:	
			Phone:	

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): 2008071057
Project Title: Lantern Crest Congregate Care Facility Major Revision and Density Bonus
Project Applicant (include address and telephone number): Michael Grant (Santee Senior Retirement Communities, LLC) 800 Lantern Crest Way Santee, CA 92071 Telephone: (619) 449-0249
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name): The project site is located at 300 Lantern Crest Way, along Graves Avenue. See attached map.
General Project Location (City and/or County): City of Santee/County of San Diego



Project Description: Request for a Major Revision to the Lantern Crest Congregate Care Facility, a senior citizen housing development established by Conditional Use Permit P07-12. The subject senior citizen housing development is located at 300 Lantern Crest Way on a 26.5-acre site in the Dual R-14/NC (Medium High Density Residential/Neighborhood Commercial) Zone, R-22 (High Density Residential) Zone, and the P/OS (Park/Open Space) Zone and is further identified by APNs 384-142-25, -28, -29, -31, -32, -36, & -37. The facility was originally approved for construction of up to 360 dwelling units and is being developed in five phases.

The requested Major Revision would allow for the development of an additional 72 dwelling units at the facility (for a total of 432 units), under the provisions of State Density Bonus Law for senior housing (California Government Code §65915 et seq.). The 72 units equate to a 20% density bonus, which is a bonus most senior housing projects in California are eligible for under State Density Bonus Law. The first three phases of the facility (1st Phase: The Villas; 2nd Phase: The Pointe; 3rd Phase: The Plaza), totaling 227 dwelling units, have been constructed. With the subject density bonus, 205 units of the 432 total units would remain to be built, with 107 units proposed in Phase 4 (The Legacy) and 98 units proposed in Phase 5.

As a density bonus project, the subject proposal is also eligible for a waiver of the height requirement. As such, the revised project proposes to increase the maximum number of stories and height of the Phase 4 building from an approved maximum of 4 stories and 70 feet, to a maximum of 5 stories and 82 feet. Clearances from the Federal Aviation Administration and Airport Land Use Commission have been obtained for this additional story and revised building height. The approved parking study for Conditional Use Permit P07-12 established a parking requirement of 0.5 spaces per unit for the subject facility. As such, the parking requirement for the facility at a 432-unit buildout would be 216 parking spaces. Revised plans submitted with this Major Revision would provide a total of 352 parking spaces at buildout, which would exceed this parking requirement.

On February 23, 2022, the City Council approved and adopted the Addendum to the MND, approved Major Revision MJR2021 to the Conditional Use Permit P2017-4 through Resolution No. 021-2022.


Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

Michael Grant (Santee Senior Retirement Communities, LLC)
 800 Lantern Crest Way
 Santee, CA 92071
 Telephone: (619) 449-0249

This is to advise that the (Lead Agency or Responsible Agency) has approved the above described project on February 23, 2022 and has made the following determinations regarding the above described project:

1.	The project [<input type="checkbox"/> will <input checked="" type="checkbox"/> will not] have a significant effect on the environment.
2. <input type="checkbox"/>	An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
<input type="checkbox"/>	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
<input checked="" type="checkbox"/>	A Mitigated Negative Declaration was prepared for the original project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
<input checked="" type="checkbox"/>	An addendum to the Mitigated Negative Declaration was prepared for this revised project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3. <input type="checkbox"/>	Mitigation measures [<input checked="" type="checkbox"/> were <input type="checkbox"/> were not]made a condition of the approval of the project.
4. <input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan [<input checked="" type="checkbox"/> was <input type="checkbox"/> was not] adopted for this project.
5. <input type="checkbox"/>	A Statement of Overriding Considerations [<input type="checkbox"/> was <input checked="" type="checkbox"/> was not] adopted for this project.

6. <input type="checkbox"/>	Findings [<input type="checkbox"/> were <input checked="" type="checkbox"/> were not] made pursuant to the provisions of CEQA.	
	This is to certify that the Mitigated Negative Declaration and the Addendum to the Mitigated Negative Declaration are available to General Public at:	
	Custodian: City of Santee	Location: 10601 Magnolia Avenue Santee, CA 92071

Date: February 24, 2023	 <hr/> Signature Name: Michael Coyne Title: Principal Planner
Date Received for Filing:	

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.