


NOTICE OF EXEMPTION

<input checked="" type="checkbox"/> TO: Office of Planning and Research CEQAnet Web Portal https://ceqanet.opr.ca.gov	FROM: (Public Agency) City of Santee Planning & Building Department
<input checked="" type="checkbox"/> County Recorder County of San Diego P.O. Box 121750 San Diego, CA 92112-1750	Address: 10601 Magnolia Avenue, Building 4 Santee, CA 92071
1. Project Title:	The Stand Restaurant Outdoor Dining
2. Project Applicant:	The Stand Restaurant (Jason Wishengrad) 1700 Ventura Boulevard Suite 204, Encino, CA 91316 (949) 500-0662
3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15’ or 7 1/2’ topographical map identified by quadrangle name):	9355 Mission Gorge Road, Santee, CA 92071 (APN: 384-320-21-00)
4. (a) Project Location – City:	Santee
5. (b) Project Location – County:	San Diego County
6. Description of nature and purpose of Project:	The project is a request for a Minor Conditional Use Permit for a 61-seat, outdoor dining area accessory to a proposed 3,561-square-foot “The Stand” restaurant located at 9355 Mission Gorge Road in the General Commercial (GC) zone. Per Santee Municipal Code (SMC) Section 13.12.030.G.1.i, a MCUP is required because the project is proposing more than 16 seats within an outdoor dining area. The proposed outdoor dining area includes a 966-square-foot patio, a charcoal-colored metal patio cover, metal guard rail and raised landscape planters. Existing parking and trees adjacent to the proposed outdoor dining area will remain The existing exterior building design features will remain including the existing stone veneer and clay tile roof.
7. Name of Public Agency approving project:	City of Santee
8. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	<u>Applicant</u> The Stand Restaurant (Jason Wishengrad) 1700 Ventura Boulevard Suite 204, Encino, CA 91316 (949) 500-0662 <u>Property Owner</u> Santee Retail L.P 5465 Morehouse Drive, Suite 260, San Diego, CA 92121 (858) 546-3000
9. Exempt status: (check one)	

(a)	<input type="checkbox"/>	Ministerial project.	(Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b)	<input type="checkbox"/>	Not a project.	
(c)	<input type="checkbox"/>	Emergency Project.	(Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(d)	<input checked="" type="checkbox"/>	Categorical Exemption.	Class 3. Section 15303 New Construction or Conversion of Small Structures
State type and section number:			
(e)	<input type="checkbox"/>	Declared Emergency.	(Pub. Res. Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(f)	<input type="checkbox"/>	Statutory Exemption.	
(g)	State type and section number:		
(h)	<input type="checkbox"/>	Other. Explanation:	
10.	Reason why project was exempt:	Section 15303 provides an exemption for the new construction and conversion of small structures such as the conversion of a portion of an existing building to a 3,561-square-foot restaurant and an addition of a patio cover for a new 966 square foot outdoor dining area. Through review of the project and project site, none of the exceptions in Section 15300.2 exist and the project may rely on the categorical exemption.	
11.	Lead Agency Contact Person:	Rachael Lindebrekke, Associate Planner	
12.	Telephone:	619-258-4100, extension 205	
13.	If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.		
14.	Has a Notice of Exemption been filed by the public agency approving the project? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
15.	Was a public hearing held by the lead agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public hearing was: November 7, 2024		
Signature: 		Date: <u>November 7, 2024</u>	
Rachael Lindebrekke			
Title: <u>Associate Planner</u>			
<input checked="" type="checkbox"/> Signed by Lead Agency <input type="checkbox"/> Signed by Applicant			
Date Received for Filing: _____			
Authority cited: Sections 21083 and 21100, Public Resources Code. Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.			

Project Location

Location Map MCUP-2024-0003

