1. ****
2. **Ballot statement**

Every serving City Council member will be placed in a position on crucial votes where they must choose between the public interest and the interests of their donors. I’ll place people first because our neighborhoods in southern Santee have been ignored for too long.

Traffic solutions must be in place before allowing more large traffic generating subdivisions.

Campaign contributions from developers should not influence decisions. As your council member,  I refuse to accept and be influenced by developers' dollars.  The public interest must prevail over the special interest when the two conflict. I refuse to sell-out Santee’s quality-of-life to out-of-town profiteers.

Actions back-up my words. I walked Santee neighborhoods gathering signatures to qualify the “SOS" - "Save Our Santee” General Plan Protection and Term Limits Initiatives for the ballot. Santee residents deserve to be heard.

As the Educational Liaison for the Grossmont/Cuyamaca College District, I have no conflicts of interest, as some who seek office for personal gain. I graduated from UCSD emphasizing International Relations and I wish to apply my skills for Santee.

I do not accept contributions from developers. I want to serve you. Our neighborhoods deserve attention.

Vote "Zack G in D3”! As a graduate of West Hills High School who loves Santee, my roots are deep in our community.

I will fight for transparency in government, exemplary emergency services, strong local businesses, excellent schools and parks while addressing our neighborhood issues.

"Zack G for D3” -   People First!  Help me, help you!

[http://www.electzackgianino.com](http://www.electzackgianino.com/)

1. **Why are you running for the Council and what are your most important qualifications?**

This election will determine whether the people will gain a real voice in city council decisions. Development interests have controlled the city council for too long and the result has been a replacement of popular businesses like the Omelette Factory and Pinnacle Peak with residential housing that creates traffic gridlock and doesn’t add enough to the General Fund to pay for service demands. My candidacy represents a check and balance to developer power entrenched at the Santee City Council. My youthful drive, energy, determination and intellectual capacity to understand complex issues and build bridges is my key qualification. These traits have been developed in higher education (UCSD) and utilized in legislative service and entrepreneurial business.

1. **For incumbents, what do you view as your most important accomplishments?  For challengers, what do you believe needs improving?**

The infrastructure for the existing residents of District 3 has long been neglected. Developments that increase density, impact our streets and do not comply with the Santee General Plan are repeatedly approved at city council without adequate consideration for our infrastructure needs. This must change. I want to put the people of District 3 first.

1. **What do you believe are the most important issues facing Santee and how would you address them if elected?**

Developers have excessive influence at city council that allow them to profit at the expense of Santee residents. Residents need to gain a real voice on critical issues that impact their quality-of-life. My campaign does not accept developer dollars because developers should not be able to purchase favor from decision makers who should impartially decide projects. The needs of existing residents should come before the profiteering of out-of-town developers. Well planned development can enhance our city if citizen input is incorporated into land use decisions.

1. **What ideas do you have for strengthening the economy of Santee and the fiscal strength of the city?**

Let’s maximize our strengths and stop subsidizing residential developers that expect to profit from population growth at our expense. Stop rezoning commercial parcels to residential. Welcome innovative attractive businesses in our Town Center so we can continue revenue growth while slowing population growth. We are blessed with a unique setting of natural parks and golden hills that can be a magnet for high technology and outdoor oriented businesses. Let’s not lose the physical setting that makes Santee great and family friendly. The revenue drivers will come. Those drivers can include a pedestrian oriented entertainment district along the river in our Town Center and a State Park on the northern hills of Fanita Ranch.  We can boost the local economy by establishing Community Choice Energy (CCE). CCE provides cleaner power at lower rates. The energy dollars that are not exported to shareholders of SEMPRA/SDG&E remain with local residents and can be spent in local businesses. Establishing competition to SDG&E can provide significant savings to the city.

1. **What is your position on the Santee General Plan Protection Initiative, and on the Council decision to study the measure and postpone putting it on the ballot?**

I not only support the Santee General Plan Protection Initiative, but I signed and circulated the petition. The Initiative asks developers to comply with our highest land use law. If they refuse to do that and the council approves a project anyway, then developers must also convince the people at election. The Initiative provides an important check and balance that has been very effective in other communities that have adopted similar General Plan Protection Initiatives, such as Poway. The council’s decision to delay the vote to 2020 cost taxpayers $40k and was an anti-democratic benefit delivered to the Fanita Ranch developer. The decision is another graphic example of why we need new council members that are not running on behalf of the existing power structure.

1. **How would you balance demands for more housing including affordable housing against concerns about traffic gridlock and loss of open space?**

The Santee General Plan is the guide for balancing these complex issues because it has gone through both community and environmental review. Developer’s should not be allowed to escape the law. Development that is pedestrian oriented is more affordable to potential residents and the city. Sprawl development is expensive for the city to serve and unaffordable for first time home buyers. By rejecting sprawl we can encourage efficiency, affordability and reinvestment in underutilized or poorly developed sites. Mixed use developments near public transportation can be a valuable addition to the city when they are required to avoid or adequately mitigate their impacts.

1. **Santee has many mobile home parks and renters concerned about increasing rents.  Do you have any ideas to address their concerns?**

I will advocate for mobile home residents on legislative issues such as rent control and costs of living. Electricity and water rates have been rising in order to pay for building the infrastructure required to serve developers projects. Community Choice Energy can provide the competition that keeps rates stable. Living by the General Plan can reduce population growth that increases the demand expensive water infrastructure.

**Who are your most important endorsements?**

Santee City Councilman Stephen Houlahan

**Where can people get more information on you – website, Facebook page, etc.?**

People can contact me by going to www.ElectZackGianino.com, find me on Facebook at Zack Gianino, or email me at electzackgianino@gmail.com.

**Is there anything else you would like our readers to know about you or this race?**

I want people to know that this election is by far one of the most critical elections Santee has had in years. So many issues are facing our city and the people want a representative that listens to their ideas about how to solve them.

Too often, we have people proclaiming to have the answers to our issues, but I truly believe we the people of Santee have the solutions to our own issues. We just need a voice—I will be that voice. Since I do not have conflicts of interest, special interests will not be able to drown out the voices of residents.

**Would you be available to also provide an interview on our radio show on a Monday or Wed. mid-day or early afternoon next week, Oct. 8 or 10? (We would interview each candidate separately for approx.. 15 minutes each)**

I can do an interview Wednesday Oct. 10th around 2pm. Hope that works.