

MAYOR  
John W. Minto



CITY OF SANTEE


CITY COUNCIL  
Ronn Hall  
Stephen Houlahan  
Laura Koval  
Rob McNelis

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## City of Santee City Council Meeting Memorandum

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**TO:** Mayor and Council Members  
Marlene Best, City Manager  
Shawn Hagerty, City Attorney

**FROM:** Annette Ortiz, CMC, City Clerk 

**DATE:** March 25, 2020

**SUBJ:** **UPDATED COUNCIL MEETING MATERIALS – March 25, 2020**

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The attached correspondence and/or public comment has been received relating to the March 25, 2020 City Council Meeting and is being provided for your consideration.

**From:** [Alfred Smith](#)  
**To:** [Annette Ortiz](#)  
**Subject:** Re: City Clerk  
**Date:** Tuesday, March 24, 2020 4:56:40 PM

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I would like to voice concern to the council on the sharp project. We are the property across the street. The first plans state under ground power to our building. Scott, Mark, and I had a meeting with them. We were to go over options. This has not happened, yet the second set of plans are approved (pole), which now means a future cost to us.

Sent from my iPad

On Mar 24, 2020, at 4:49 PM, Annette Ortiz <[AOrtiz@CityofSanteeCa.gov](mailto:AOrtiz@CityofSanteeCa.gov)> wrote:

Hello,

You can reply to me here.

*Annette Fagan Ortiz, MBA, CMC*

City Clerk

City Clerk's Department

(619) 258-4100 x114

<image001.png>

**From:** [Guyren Howe](#)  
**To:** [City Clerk](#)  
**Subject:** Developments should be walkable with local services  
**Date:** Wednesday, March 25, 2020 1:00:44 PM

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Please include this in tonight's council meeting.

California needs more housing; we should not blanket oppose development.

But we *\*should\** oppose poor developments, such as recent developments in Santee that build a few roads with masses of houses and maybe a token park.

Town planners know how to build delightful, efficient and green developments: they should be walkable, with walking paths that cut between streets, with bike paths and local shops. The Northwest end of Santee still has no grocery store, despite the population being increased significantly by recent developments.

Why does the council continue to approve dull, repetitive, isolating, car-focused developments?

**From:** [Janet Garvin](#)  
**To:** [City Clerk](#)  
**Subject:** City Council Meeting 3-25 / Three Comments  
**Date:** Wednesday, March 25, 2020 2:28:50 PM

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**Non Agenda Public Comments:**

I'm concerned about what the city is doing to reach out to our homeless population during this crisis. These people are highly vulnerable and are potentially asymptomatic COVID19 shedders who have no alternative except to walk around in the community. Thank you.

Janet Garvin



Santee

**Item 12 - Approval of Seven Templates Resolutions for Emergency Operations**

Are these templates new or are they revisions of templates adopted in 2006? Why are these templates coming up for approval during an emergency? Do emergency procedures undergo routine review & revision? There should be routine review and revision protocols in place so this is not necessary. Thank you.

Janet Garvin



**Item 13 - Adopting a Local Succession of Governance During Times of Disaster**

This policy was adopted in 2006. So in 2020, during a disaster, it was noticed that one of the positions on the list "no longer exists". Apparently, this emergency policy has not been reviewed for 14 years. Policies should not come up for immediate approval during an emergency or disaster. This is just unacceptable. The City must adopt and adhere to a routine review & revision schedule for emergency/disaster policies & plans. Thank you.

Janet Garvin



Santee

Thank you,  
Janet Garvin

**From:** [Liz Jacobelly](#)  
**To:** [Clerk Info](#)  
**Subject:** Pet Store Ordinance AB485  
**Date:** Wednesday, March 25, 2020 2:25:28 PM

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Dear City Council Members,

My name is Liz Jacobelly. I am writing to ask that you please consider the CA ordinance AB 485 that only allows pet stores to host shelter adoptions. Pups and Pets in Santee continues to be open during this pandemic and is fraudulently selling puppies from fake rescues that costs 3-5 K. Companion Animal Protection Society did an investigation last year showing these fake rescues as fronts for commercial breeders.

National City passed a stricter ordinance to strengthen the CA Law so these pet stores cannot continue to fraudulently sell and get their puppies from fake rescues (Puppy Mills). This also was backed up by a ballot measure.

Selling puppies is not essential and I am disappointed that Governor Newsom is allowing this to happen during this pandemic. Pups & Pets does not consider their store a pet supply store but is now all of a sudden selling pet food and leashes that people can buy from pet Supply Stores such as Pet Co and Pet Smart. Pups & Pets is selling these supplies so they can stay open to prey on people to spend thousands of dollars on a puppy. Also most people are out of work or need to watch their money at this time. Pups & Pets will fool people into buying an overpriced puppy at the expense of those mother dogs back in these horrendous puppy mills and for the greed of the owner of the store.

To protect the citizens of Santee and others here in CA from being scammed and also for the compassion of the dogs abused by this cruel industry I ask that you make a stricter ordinance like the one in National City.

Thank you for your time.

Liz Jacobelly

San Diego Resident

Liz Jacobelly [REDACTED] It is the supreme art of the teacher to awaken joy in creative expression and knowledge- Albert Einstein

**From:** [MICHELE WALTHER](#)  
**To:** [Annette Ortiz](#)  
**Subject:** Pups and pets in Santee  
**Date:** Wednesday, March 25, 2020 2:53:39 PM

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I just want to say that with the coronavirus going on all over the world and the fact that a b  
485 was passed a year ago I find it amazing that Santee City Council will not consider closing  
the pet store in Santee. This is not considered essential business because there is Costco  
PetSmart Petco and grocery stores that can sell food and leashes to animals. There is no need  
to go to a pet store that is selling dogs from puppy mills which has been proven by Bryan  
Pease and now we have closed the stores down in National City. Please consider putting this  
on the agenda in Santee for vote as soon as possible

My regards Michelle [REDACTED] I will see you at the meeting tonight virtually

[Sent from Yahoo Mail on Android](#)



March 25, 2020

Mayor John Minto and  
Santee City Council  
10601 Magnolia Avenue  
Santee, CA 92071

Agenda Item 14: Emergency Declaration

Mayor Minto and Councilmembers:

The Pacific Southwest Association of REALTORS® (PSAR) is recommending the City Council adopt a balanced approach in addressing the COVID-19 pandemic and supports Option B that is before you today.

Many property owners are considered small businesses because their primary source of income is from the rents they receive from tenants for both their residential and/or commercial properties.

We would recommend the following steps be taken to avoid bankrupting rental property owners and re-assuring them that the City could adopt a future temporary ordinance that will not create a long-term hardship for property owners.

Since the courts have decided to limit their operations and have suspended non-emergency operations thru April 3, we would recommend the City take more time to work with the rental and real estate industry to develop a process for both tenants and property owners when dealing with unpaid rents.

For many landlords, their rent proceeds are a major source of family income. Any future ordinance must recognize or mitigate their obligation to pay property expenses such as homeowner fees, mortgages, property taxes, utilities, maintenance and management.

In addition, rental income can be a landlord's only source of income to cover food, medication, and self-maintenance expenses. Any new ordinance will trigger a ripple effect.

We urge the Santee City Council to work with our association and the rental industry to adopt any potential ordinance that will strike a balance for both renters and rental owners.

Sincerely,

A handwritten signature in black ink that reads "Robert Cromer".

Robert Cromer, President  
Pacific Southwest Association of REALTORS®



East County Service Center • 1150 Broadway, Ste 100 • El Cajon, CA 92021 • 619.579.0333  
South County Service Center • 880 Canarios Court, Ste 100 • Chula Vista, CA 91910 • 619.421.7811  
Center City Service Center • 4340 Genesee, Ste 203, San Diego, CA 92117




**From:** [Katherine E](#)  
**To:** [Clerk Info](#)  
**Subject:** Council meeting/ public comment  
**Date:** Wednesday, March 25, 2020 11:43:09 AM

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Dear Honorable Mayor and city council members,

I am a neighbor of Santee and do all my shopping in your wonderful city.

I am concerned about the store Pups and Pets ....it is still open. They are selling puppies from puppy mills which is against California law SB 485. They are funneling them through fake made up "rescues". We need a ban against these types of stores. The horrors of puppy mills have no business in your great city of Santee.

Sincerely,  
Stacy Enns  
92120  




**From:** [Sunny Elmore](#)  
**To:** [Clerk Info](#)  
**Subject:** Pups and Pets in Santee  
**Date:** Wednesday, March 25, 2020 2:24:06 PM

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Dear City Council Members,

My name is Sunny Elmore and I am a resident of Santee.

Over the last few months, it has come to my attention that Santee Pups and Pets has found a loophole in CA Law AB485 by selling puppies they are claiming are from rescues. They are using the fraudulent rescues Pet Connect and Bark Adoption to do so. While there is a Pet Connect in Maryland that does offer rescue dogs for adoption, there is another Pet Connect based out of Missouri that has been selling hundreds of puppies to pet stores in California since January 1, 2019, puppies that are not rescues. Guess which Pet Connect comes up when a buyer does his or her due diligence and researches where these puppies are coming from? The public is trying to do the right thing but Pups & Pets is not providing the correct information to it's buyers.

More recently, it has come to my attention that this business believes it is an essential business that despite the global pandemic and the governors orders for only essential businesses to remain open, this Pups and Pets is still open! It is not an essential business!

How is this okay on any level? Even if this had nothing to do with getting puppies that are a result of backyard breeding, that come from horrible conditions – how is it okay for them to lie to customers in this manner? How is it okay to sell puppies that come from places that carry diseases?! Are these diseases transferring to our Santee community?!

I am very very concerned about this.

Please, shut this place down!

Sunny Elmore

Sent from [Mail](#) for Windows 10

**From:** [Theresa Carpenter](#)  
**To:** [Clerk Info](#)  
**Subject:** Fwd: Request to Pass Pet Store Ordinance  
**Date:** Wednesday, March 25, 2020 10:11:17 AM

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Dear Ms. Fagen Ortiz,

Here is my written testimony for tonight's meeting.

Dear City Council Members,

My name is Theresa Carpenter, and I'm a resident of Lakeside. I testified last year regarding an ordinance that will permit pet stores to only host shelter adoptions. Santee Pups and Pets continues even in this pandemic to sell puppies that cost between 3-5k, skirting CA Law AB485 by fraudulently claiming they are from rescues. These rescues have no public presence and numerous investigations, one just last year from the Companion Animal Protection Society, show that these non-profits are fronts for commercial breeders.

National City passed an ordinance to tighten the state law, which was defended successfully by a ballot measure. I am very disappointed that a store that is known for selling puppies from hidden sources is considered "essential" by the governor's order during a pandemic. The health of your community peddling in animals that the CDC has already tied to antibiotic-resistant bacteria should be of concern to the community. Additionally, pet stores bring in puppies from inhumane breeding conditions where profits are placed above welfare. The State Legislature is considering measures to tighten up the law, but with the pandemic, advocates have been informed that animal welfare bills may get culled from the State agenda.

Please consider this long-overdue priority and pass this important ordinance to stop the proliferation of puppy mill animals into your city, to protect future pet owners from harm with needless vet bills from sick animals, and stop the puppy laundering scheme that the industry uses to skirt state law. It's an embarrassment to all of us that so cherish society's most vulnerable beings that this continues to go on and law enforcement, government officials and many others are continuing to turn a blind eye.

You have the ability to stop this and use the National City ordinance as your model to get it done. I humbly ask that you do so.

Sincerely,  
Theresa Carpenter  
Lakeside Resident, Registered Voter, and Santee Shopper



# Southern California Rental Housing Association

March 25, 2020

Mayor John Minto and Santee City Council Members  
City of Santee  
10601 Magnolia Avenue  
Santee, CA 92071

RE: Item 14 – Resolution Declaring Regarding the Existence of a Local Emergency

Dear Mayor Minto and Council Members:

On behalf of the Southern California Rental Housing Association (SCRHA) and its nearly 3,000 members who represent over 128,000 rental units in Southern California, we are writing to commend the city for its quick response to the Coronavirus/Covid-19 emergency and urging you to consider assistance for all Santee residents during this difficult time.

With regards to Item 14 on the March 25 agenda, we respectfully request that you adopt Resolution Option B at this time. There is no rush to create an ordinance as the courts have suspended all unlawful detainer actions through April 3. Additionally, several jurisdictions, including the County and City of San Diego, have passed or are considering their own ordinances. Our members own and manage property throughout the San Diego region, therefore, implementing an ordinance that is the same or similar, rather than a patchwork of regulation during an already confusing time, would serve to benefit residents and landlords alike.

We understand that protections against evictions is crucial as employment situations are creating a scenario where many people are unable to work, and therefore, unable to meet rental payment obligations. Our organization is in full support of balanced measures that are designed to keep Californians healthy and housed.

As you weigh the eviction moratorium, we want to remind you that roughly 2/3rds of rental property owners in the San Diego region are small independent owners who rely on their rental income to meet their financial obligations, and in some cases have no other source of income.

**We are in support of a system in which the tenant notifies the landlord, preferably in writing, on or before the day rent is due.** Communication early and often will assist both parties in navigating this situation.

**We urge you to create a clearly defined process for notifying a landlord of financial hardship,** including requiring the following to prove substantial loss of income:

- letter from an employer citing COVID-19 as a reason for reduced work hours or termination



## Southern California Rental Housing Association

- paycheck stubs from before and after the COVID-19 outbreak
- bank statements showing financial situation before and after the outbreak

Additionally, **we would like to suggest language that affirms a rental property owner and/or manager's ability to enter into a payment agreement with residents.** Some individuals and families may have the ability to pay some rent during the emergency, which could help offset large balloon amounts coming due when the moratorium is lifted.

**Any payback period should be consistent with the length of the emergency.** We would suggest the following language: *"Tenants who were afforded eviction protection under this Ordinance shall have a time period equivalent to the length of the moratorium to pay their landlords all unpaid rent. If a tenant opts to move while the ordinance is effective, all owed rent is due upon move-out. At the end of the defined payback period, a landlord may evict a tenant who has not paid all outstanding rent and resort to all remedies available to the landlord under the lease and the law."*

We strongly urge the city to request that local, state and federal elected leaders adopt economic aid packages to ensure landlords have minimal impacts to their operations such as:

- Rental assistance to tenants in the form of grants
- Suspension of the collection of property taxes
- Forbearance on water and sewer payments as well as any other city payments that may be deferred
- Low-Interest loans

Again, thank you for your leadership during this crisis. We look forward to working with your offices to ensure residents are safe and housed during this emergency, while not placing property owners in financial hardship.

Sincerely,

Kendra Bork  
President

Alan Pentico, CAE  
Executive Director

**From:** [Jerry Bajek](#)  
**To:** [Clerk Info](#)  
**Subject:** City Clerk Page  
**Date:** Tuesday, March 24, 2020 12:05:34 PM

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I would like to state a brief reason to place a moratorium on evictions. First, apt managers, etc will be able to apply for forbearance on their loans and are in a better position to absorb this crisis. Second, if people are wholesale, evicted from their homes, I can only imagine the widespread problems with homelessness that will no doubt follow. Think of our current homeless crisis on steroids. That's it, no long drawn out arguments, just please use reason.

Thank you,  
Jerry Bajek  
Santee

**From:** [Branden Boysen](#)  
**To:** [City Clerk](#)  
**Cc:** [Gregg Zoll](#); [Anselmo Alleva](#)  
**Subject:** Today's City Council Meeting...  
**Date:** Wednesday, March 25, 2020 4:59:10 PM

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Dear City Clerk Ortiz,

Regarding the virtual City Council Meeting this evening:

We wanted to reach out on behalf of the team at the Sharp Rees-Stealy Clinic project for the new medical clinic and urgent care facility on the corner of Buena Vista and Cuyamaca.

We do not have a specific request or need to speak. But if called upon by a Council Member, just wanted to let you know that we will be on the webinar/call and available if requested.

Please advise if you need anything further.

Thank You,

Branden Boysen (On behalf of the new Sharp Rees-Stealy Clinic project team)

**BRANDEN BOYSEN** | DPR Construction | [www.dpr.com](http://www.dpr.com)  
5010 Shoreham Place | San Diego, CA | 92122  
**m: 619-279-9696**  
[brandenb@dpr.com](mailto:brandenb@dpr.com)

**From:** [Cari Honowitz](#)  
**To:** [Annette Ortiz](#)  
**Subject:** Pups and Pets  
**Date:** Wednesday, March 25, 2020 5:00:09 PM

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Dear Santee City Council-

I strongly feel that Pups and Pets are trying to disguise themselves as all of a sudden an essential store because they sell dog food. Their main business model is **SELLING PUPPY MILL DOGS** for thousands of dollars. They should **ONLY** be selling dog food, **NOT** Puppies at this time when most businesses are shut down. Petco, Petsmart, Kahoots sells dog food!!! We don't need them! They are taking advantage of the dire situation upon this world! Please shut them down or **REQUIRE** them to **ONLY** sell food.

Thank you!!!

Cari Honowitz

Sent from my iPhone