COUNCIL AGENDA: 12/04/18
ITEM: 10.5

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Mayor Sam Liccardo
Councilmember Don Rocha
Councilmember Johnny Khamis
Councilmember Dev Davis
Councilmember Sergio Jimenez

SUBJECT: **GP18-004 CUHSD**

DATE: November 30, 2018

Approved

Date 11-30-18

RECOMMENDATION

Approve the General Plan amendments as proposed by the applicant, and as recommended for approval by the Planning Commission.

BACKGROUND

The project site is a long, thin property that that runs between Camden Ave. and Union Ave. It has frontages on Camden and Union, but most of the property is bordered by single family homes and the Camden Community Center. Campbell Union High School District owns the site and currently uses it as a district office. The project proposal is designed to provide a long-term source of revenue for the district.

The property is currently designated as Public/Quasi-Public. The District is proposing to amend the General Plan so that a self-storage facility can be built on the Camden frontage, an assisted living facility on the Union frontage, and single-family homes on the long piece of property that joins the two frontages.



The District will retain ownership of the self-storage site and the assisted living site and grant long-term leases to the developers. They will sell off the residential piece and use the proceeds to buy an office building, located elsewhere, that will both serve as the new district office and have extra space that can be leased out. The lease revenue from the self-storage site, the assisted living facility and the office building is anticipated to generate $1.5 million a year that the District can put toward its educational mission.

ANALYSIS

Staff opposes this project because the General Plan generally prohibits the conversion of Public/Quasi-Public land to residential uses. They cite the following General Plan policy to support their position:

> **LU-1.9** – Preserve existing Public/Quasi-Public lands in order to maintain an inventory of sites suitable for Private Community Gathering Facilities, particularly within the Residential Neighborhoods, Urban Villages and commercial areas, and to reduce the potential conversion of employment lands to non-employment use.

At this time, the site is currently designated as Public/Quasi-Public, and theoretically has the potential to host employment uses, but that doesn't mean that the entire site is viable for employment uses given its unique configuration and location. The portion of the site that is proposed for residential—the long, thin interior—has no access or visibility from the street, is very narrow, and is bordered by single family homes on both sides. It's hard to imagine what kind of employment use would be viable on that portion of the site. We believe that staff has correctly interpreted the policies in the General Plan in this situation, but that the unique configuration of the property requires the City Council to use its discretion to make a rare exception.

General Plan policy tells us to preserve Public/Quasi-Public land for employment, as well as for public and private community focused uses. However, if a Public/Quasi-Public site is one where employment or even other Public/Quasi-Public uses may not be viable, then the policy may not be entirely applicable. The District has carefully crafted a development plan that will generate a significant, ongoing source of funding for public schools. With that said, there is another General Plan policy that supports approval of this project. It reads as follows:

> **ES-1.14** – Collaborate with school districts, the community, post-secondary institutions, businesses, and industry to ensure availability of necessary resources to meet student needs.

The primary purpose of this project is to ensure the availability of necessary resources to meet student needs. This project will generate $1.5 million a year that will be used to support the education of our children. We should follow the direction in the above policy and collaborate with the district to ensure that those resources are made available.

It should be noted that we support the policies in the General Plan to maintain our Public/Quasi-Public land for employment or community-focused uses. We appreciate challenges that schools and community groups face in finding property, however, this is a narrowly crafted exception that fits a very unique set of facts. Should any future conversions of Public/Quasi-Public lands come forward, it will be with this same careful lens that we analyze those applications.