



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Rosalynn Hughey

**SUBJECT: GP20-003 – GP AMENDMENT
FOR 1975 CAMBRIANNA DRIVE**

DATE: February 19, 2021

Approved

Date

2/22/2021

COUNCIL DISTRICT: 9

SUPPLEMENTAL

REASON FOR SUPPLEMENTAL

The purpose of this memorandum is to provide requested information from the Planning Commission and information on staff's progress in developing a draft policy for consideration of the conversion of school district property designated Public/Quasi Public (PQP) in the General Plan to residential use. The memorandum also provides a policy alternative/action available to the City Council in consideration of the General Plan Amendment, File No. GP20-003.

BACKGROUND

As part of its vote recommending that the City Council deny the subject General Plan Amendment (File No. GP20-003), the Planning Commission recommended that staff provide more clarity on the legal requirements of SB330, the Naylor Act, and the Surplus Lands Act (Assembly Bill 1486) regarding the transfer of land by the Cambrian School District and how the Cambrian School District proposes to transfer the subject property consistent with State law requirements; it must be noted that Assembly Bill 1486 was incorrectly called Senate Bill 1486 in the Planning Commission to City Council Transmittal memo. Subsequently, the City Attorney's Office has communicated with the Cambrian School District's attorney and determined that the transfer of the property (by exchange of land) is exempted from both the Naylor Act and the Surplus Lands Act. Consistency with SB 330 was discussed in the Planning Commission Transmittal memo.

Staff has also initiated the exploration of policy changes for school district land conversions from the PQP land use designation to residential land use designations that could support school districts' goals to use their real estate assets for revenue generation, supporting their educational mission to meet the needs of students. Staff initially received this policy direction from Council in December 2018 when Council considered a General Plan Amendment (File No. GP18-004)

requested by the Campbell Union High School District. School district land use has also been a topic of discussion at the Schools/City Collaborative meetings.

POLICY ALTERNATIVE

An alternative to denying the subject General Plan Amendment, as recommended by staff and the Planning Commission, is outlined below:

- Direct staff to complete work on the draft PQP policy and return to Council by June 2021 for its consideration. Staff has initiated outreach to school districts, including the Cambrian School District, to share a draft PQP policy and receive input. Meetings have been conducted with the Berryessa Union School District and the Santa Clara County Superintendent of Schools. A meeting with the San Jose Unified School District is scheduled on March 5. The following virtual (Zoom) meeting dates have been scheduled to provide school districts a choice to attend:
 - Monday, February 22, 2021, 5:00pm
 - Thursday, February 25, 2021, 8:00pm
 - Wednesday, March 3, 5:00pm (general stakeholder/community meeting; school districts are welcome to attend)

Additional outreach will be conducted throughout March as needed. In April, staff would consider the input received, revise the draft PQP policy, and present the proposed PQP policy to the Planning Commission; the proposed PQP policy would then be taken to Council for its action by June.

- Direct staff to work with the Cambrian School District to amend its current General Plan Amendment (GPA) as follows:
 - Change the land use designation request in order to comply with the PQP policy after adoption
 - Complete the environmental analysis associated with any proposed change in land use designation
 - Direct staff to work with the Cambrian School District to submit a proposal that is consistent with a Council-adopted PQP conversion policy.

Should the City Council decide to approve this policy alternative, staff recommends that the City Council drop the current proposed General Plan Amendment and re-notice the item for a public hearing after the City Council adopts the PQP policy. If the Cambrian School District promptly resubmits their application, staff anticipates that their revised General Plan Amendment could be heard by the City Council in spring 2021.

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COORDINATION

Preparation of this memorandum has been coordinated with the City Attorney's Office.

/s/
ROSALYNN HUGHEY, Director
Planning, Building and Code Enforcement

For questions, please contact Michael Brilliot, Deputy Director, at
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