



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Councilmember David Cohen

SUBJECT: SEE BELOW

DATE: February 23, 2021

Approved

Date: 02/23/2021

SUBJECT: GP20-003 - General Plan Amendment for Certain Property Located at 1975 Cambrianna Drive.

RECOMMENDATION

1. Approve items 1 – 3 of the Memorandum from Foley, Jimenez, Peralez & Esparza
2. Direct Staff to provide additional support to any school district that submits a General Plan Amendment application in 2021 to ensure that the process is not delayed due to the implementation of any policy changes related to public school land conversions.

BACKGROUND

We all share a vested interest in public education as it is meant to prepare our children for their future livelihoods. Close to 50% of the school districts in California are on the verge of bankruptcy, and that was before the pandemic. Now more than ever school districts must find new sources of local revenue to ensure their continued viability. Next to the human capital inherent in any school district the most valuable asset a school district possesses is its land.

Cambrian School District has taken proactive measures to increase revenue by creating a mixed use development proposal at one of their closed school sites. In December 2018 Council gave direction to Staff to initiate policy changes for school district land conversions, as they wisely foresaw that the General Plan Amendment from Campbell Union High School District would be the first of many land conversions sought by the 19 school districts within our borders. For understandable reasons, this policy has not yet been completed.

Now in the eleventh hour, the City is moving the goalpost on Cambrian by attempting to expedite a draft of a school district land conversion policy and applying it to their application. This action is simply not within the guiding principles by which we operate as a City. The failure to develop a policy on school district land conversions prior to Cambrian's General Plan Amendment application is not of their making. To penalize Cambrian would be unjust and set a terrible precedent for future school districts.

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Therefore, I support approving the recommendations from Councilmembers Foley, Jimenez, Peralez and Esparza and I further recommend providing Staff with adequate time to craft a good school district land conversion policy with outreach and discussion with all stakeholders, including any school districts that submit a General Plan Amendment application in 2021.