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**From:** Dave Hicks [REDACTED]  
**Sent:** Monday, February 22, 2021 3:18 PM  
**To:** The Office of Mayor Sam Liccardo <[TheOfficeofMayorSamLiccardo@sanjoseca.gov](mailto:TheOfficeofMayorSamLiccardo@sanjoseca.gov)>  
**Cc:** District1 <[district1@sanjoseca.gov](mailto:district1@sanjoseca.gov)>; District2 <[District2@sanjoseca.gov](mailto:District2@sanjoseca.gov)>; District3 <[district3@sanjoseca.gov](mailto:district3@sanjoseca.gov)>; District4 <[District4@sanjoseca.gov](mailto:District4@sanjoseca.gov)>; District5 <[District5@sanjoseca.gov](mailto:District5@sanjoseca.gov)>; District 6 <[district6@sanjoseca.gov](mailto:district6@sanjoseca.gov)>; District7 <[District7@sanjoseca.gov](mailto:District7@sanjoseca.gov)>; District8 <[district8@sanjoseca.gov](mailto:district8@sanjoseca.gov)>; District9 <[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov)>; District 10 <[District10@sanjoseca.gov](mailto:District10@sanjoseca.gov)>  
**Subject:** Please support Cambrian School District tomorrow!

[External Email]

Mayor Licardo and Members of the San Jose City Council,

I am writing as a concerned parent to ask for your vote in favor of Cambrian School District's rezoning proposal (file no GP20-003) at the Council meeting on Tuesday 2/23. For over 10 years, I have lived in the Cambrian School District and now have two children at Farnham Elementary School. During their time at Farnham, I have volunteered in a number of roles and I am currently a co-treasurer for the Home and School Club. This firsthand experience has shown me how desperate the District is for funding and I strongly believe that your vote in favor of the current proposal will improve the education of our students without negatively impacting our community.

As you know, the Cambrian School District is asking San Jose to approve a general plan amendment for the Metzler Lot C in order to rezone the site to RN1. This would allow development of single-family residential homes with ADUs that are consistent with the existing neighborhood. Primary benefits to the city of San Jose would include an increase in available housing and increased property tax revenues, not to mention additional financial benefits to our local economy. Our District has spent an incredible amount of time and money (approximately \$400,000 over the last year) to study the proposal, seek community feedback, and develop a plan that provides substantial benefits to our community.

If this rezoning proposal passes now, our District will be able to trade the Metzler Lot C to generate significant revenues for education that could begin as early as March 2022. The old Metzler Lot has effectively been sitting vacant since 1989 and currently does not serve our schools or the community. However, if it was rezoned and developed into single family homes, the revenue to our District is projected to be \$500,000 per year. That ongoing income stream is incredibly important to our school and children. It simply cannot be delayed. As it stands now, the District is facing cuts of approximately \$1.3 million from the 2022-2023 budget. Assistance from the State does not appear to be forthcoming and the District now has to be proactive to ensure its own survival. We need to help our children and definitely cannot afford to delay another two years and possibly lose \$1 million in new revenues (not to mention the added expenses of starting over) if this current proposal does not pass now. Waiting to act would be highly detrimental.

Unfortunately, the Planning Commission did not approve the Cambrian District's initial application for reasons that are not clear to me. The District has followed existing policies and procedures during the last year of planning and the City Council has set a precedent in the past to overrule Planning Commission decisions in favor of school districts. Recently, the Campbell Union High School District's proposal for re-zoning was approved and that project was larger in scale. It seems that the benefits of increased funding for schools and additional housing that matches the neighborhood are a clear benefit to students, teachers, families, and the community at large.

I hope you agree that the current Cambrian District proposal is mutually beneficial to the city, community, and school district and that it is worthy of your approval now.

Kind regards,

Dr. Dave Hicks

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**From:** Melissa Ojczyk [REDACTED]  
**Sent:** Monday, February 22, 2021 3:19 PM  
**To:** District9 <[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov)>  
**Subject:** File no. GP20-003, Cambrian School District

[External Email]

Dear Council Member Foley,

My Name is Melissa Ojczyk, and I am a parent in the Cambrian School District, in District 9 San Jose.

I am writing to you in relation to a proposition that will be coming to a vote on February 23<sup>rd</sup>. I am hoping that hearing from local community members will help you understand the need for this measure to take place. This letter is in reference to Agenda Item: 10.5 21-330 GP20-003 - General Plan Amendment for Certain Property Located at 1975 Cambrianna Drive

Cambrian is a small and much-loved school district, who has amazing staff and a wonderful community. Unfortunately, we are also a financially challenged school district. I'm a community member who is involved both at a school level, on the Home and School Club Boards of Farnham Elementary School, and Price Middle School, as well as at a district level, involving myself in the Cambrian Educational Foundation (CEF). I follow the school district closely and am an avid observer of all the district politics, attending all board meetings and regularly engaging with board members, the District staff, as well as, school site staff. Being as involved as I am, I can provide a well-rounded perspective of the impact of NOT passing the proposed General Plan Amendment.

The financial pressure on school districts is extreme, and the struggle is greater the smaller the district. We are a district with very little surplus income, and we rely heavily on the small buckets of money made available by the government, and to put it plainly, there just isn't enough money! Our district is already at the point where the budget is scrutinized on a line by line bases by many in the community. We have a budget advisory committee and are pushing for evaluation of all programs and services available in the district. Every bucket of money from every source is being looked and the fact remains that there is just anymore to cut that won't directly impact our students and staff. It is exhausting to our entire community.

As I'm sure you know, financial difficulties can put pressure on even the strongest of relationships. It can also put pressure on the relationships the schools and the families have with the district office. The community have put a lot of pressure on and provided repeated feedback to the district that we need them to find additional sources of income, simply because the government and community allowed funds does not cover the level of education that a community in Silicon Valley expects. Our district has a wide and diverse population, with students from many regions of America, and from many countries from around the world. We also live in a district of great socio-economic diversity. All of this diversity makes for a very rich and wonderful community, but it also puts pressure on the education system. As a parent and a community member, it would be devastating to our community if we were to lose some of our stand out programs, like music, art and sports, and if our enrollment numbers continue to decline, we may be faced with making even steeper cuts like a site closure. I feel our community would never recover from the devastation.

In an effort to move away from a constant position of deficit, we, being the whole district, have been

exploring ways to increase annual on-going unrestricted revenue sources to create a more sustainable situation. The re-zoning of this land would enable our district to switch this land with one that would provide a consistent revenue, estimated to be at \$500,000 per year. I cannot stress enough that our little district NEEDS this revenue and needs it as soon as possible.

To make a long story short - Cambrian School District is filled with wonderful people and a rich diversity which we cherish, but we need more access to funding to ensure we can nurture all that this brings to our community.

I understand there are other perspectives and objectives at play within the council. Most notably the Mayor's request to delay this decision until a policy change regarding development on school's land use can be passed. Unfortunately, this delay for our school district is unaffordable. We have already spent in the vicinity of \$400,00 dollars in this request, which in unto itself is insane, and every year we are delayed will cost our district \$500,000. We entered this process more than a year ago, underwent all of community engagement, feedback and town halls, engaged consultants, lawyers, district staff and many volunteers. It is unreasonable to me that the council would feel all of this money and effort is disposable, and that waiting would have no impact on our community.

The impact would cripple our district due to the following:

- \* We would need to re-undergo the whole process and would be delayed by up to two years from deceiving ongoing income of approx. \$500,00 annually! This is \$1 Million that our district desperately needs.
- \* We would need to update the proposal, re-engage the community, take valuable time from the district staff (who is already operating with limited staff AND dealing with education in a pandemic) to coordinate and progress this, we would need to reengage consultants and lawyers, which is costly.
- \* We would need to bring a new, higher density proposal to the community, which in its high-density nature, is very unlikely to be agreed to by the surrounding neighborhood which are all single-family homes. Even the current proposal has met resistance and is significantly less than what would be required in a new plan.
- \* We would take volunteers and district staff away from other initiatives within our district.

Most importantly - we would rob our children on \$1.4 million dollars of investment. This could mean school sites closing, teacher's salary being affected, class size increases, programs being impacted or dropped. It seems unreasonable that our small district should bear the cost of your future initiatives.

I am asking you to please consider this under the current policies and guidelines and give Cambrian the same respect and consideration that you have granted other school districts in the recent past. Allow us to find a way to create our own revenue!

Thank you for your consideration, and please support the Cambrian Elementary School District.

Kind Regards,  
Melissa Ojczyk

**FW: Approve Land Development Initiative for Cambrian School District**

Taber, Toni <toni.taber@sanjoseca.gov>

Mon 2/22/2021 4:52 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachments (33 KB)

San Jose City Council Letter to Approve Land Development Initiative for Cambrian School District.pdf;

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**From:** Hughes, Scott <scott.hughes@sanjoseca.gov>

**Sent:** Monday, February 22, 2021 4:51 PM

**To:** Taber, Toni <toni.taber@sanjoseca.gov>

**Subject:** FW: Approve Land Development Initiative for Cambrian School District

For the public record.

Thank you,

**Scott Hughes**

**Chief of Staff**

**Office of Councilmember Pam Foley**

San José City Council District 9

200 E. Santa Clara Street; 18th Floor

San José, CA 95113

408.535.4972

[www.sanjoseca.gov/district9](http://www.sanjoseca.gov/district9)



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**From:** District9 <[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov)>

**Date:** Monday, February 22, 2021 at 4:49 PM

**To:** Hughes, Scott <[scott.hughes@sanjoseca.gov](mailto:scott.hughes@sanjoseca.gov)>

**Cc:** Foley, Pam <[Pam.Foley@sanjoseca.gov](mailto:Pam.Foley@sanjoseca.gov)>

**Subject:** FW: Approve Land Development Initiative for Cambrian School District

Sincerely,

**Shirley Feliciano**

Executive Assistant

**Office of District 9, Councilmember Pam Foley**

San José City Hall | 200 E. Santa Clara St., 18<sup>th</sup> Floor | San José, CA 95113

408-535-4909 (0) | [shirley.feliciano@sanjoseca.gov](mailto:shirley.feliciano@sanjoseca.gov)

*Connect, engage, and be informed by signing up for Councilmember Pam Foley's e-newsletter at <https://mailchi.mp/san Joseca.gov/district9signup> and following on [Facebook](#) / [Twitter](#) / [Instagram](#) to receive the latest information, updates, and events in District 9 and across the City of San José.*

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**From:** Erin Ryan [REDACTED]  
**Sent:** Monday, February 22, 2021 4:09 PM  
**To:** The Office of Mayor Sam Liccardo <[TheOfficeofMayorSamLiccardo@san Joseca.gov](mailto:TheOfficeofMayorSamLiccardo@san Joseca.gov)>; District1 <[district1@san Joseca.gov](mailto:district1@san Joseca.gov)>; District2 <[District2@san Joseca.gov](mailto:District2@san Joseca.gov)>; District3 <[district3@san Joseca.gov](mailto:district3@san Joseca.gov)>; District4 <[District4@san Joseca.gov](mailto:District4@san Joseca.gov)>; District5 <[District5@san Joseca.gov](mailto:District5@san Joseca.gov)>; District 6 <[district6@san Joseca.gov](mailto:district6@san Joseca.gov)>; District7 <[District7@san Joseca.gov](mailto:District7@san Joseca.gov)>; District8 <[district8@san Joseca.gov](mailto:district8@san Joseca.gov)>; District9 <[district9@san Joseca.gov](mailto:district9@san Joseca.gov)>; District 10 <[District10@san Joseca.gov](mailto:District10@san Joseca.gov)>  
**Subject:** Approve Land Development Initiative for Cambrian School District

[External Email]

Hello,

Please find my attached letter of support for approving the land development initiative for Cambrian School District at tomorrow's City Council Meeting.

Thank you,  
Erin Ryan

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Superintendent Robert R. Bravo, Ed.D.

**Board of Trustees:**

Kristina Arrasmith  
Stacey Brown  
Kalen Gallagher  
Linda Goytia  
Robert Varich



## Campbell Union High School District

Branham High School  
Del Mar High School  
Leigh High School  
Prospect High School  
Westmont High School  
Boynton High School

CACE: Campbell Adult/Community Education

February 18, 2021

Dear Mayor Liccardo and Members of the San Jose City Council,

I am writing today in full support of Cambrian School District's Support our Students Funding Initiative. I urge you to vote to support their General Plan amendment.

As you know, the State of California continues to underfund our public schools. Districts up-and-down the state do not have enough funding to provide our students the services they need. That reality is much more stark in Silicon Valley where the cost of housing continues to be incredibly high and we struggle to recruit and retain quality staff. In San Jose, school districts cannot rely on the funding from the state alone to operate, let alone thrive.

Cambrian School District's proposal is a reasonable request that has broad community support. As a School Board Member in a district that successfully pursued a similar initiative recently, I can tell you what a huge difference the additional funds have made in our district's ability to serve our students. I hope you can find a way to help Cambrian as well.

I urge you to support Cambrian School District's request.

Sincerely,

[Redacted Signature]  
Kalen Gallagher  
Board President  
Campbell Union High School District

3235 UNION AVENUE, SAN JOSE, CALIFORNIA 95124-2096  
Boynton High School S. Thomas, Principal 408-626-3404  
Branham High School C. Lawton, Principal 408-626-3407  
Del Mar High School J. Baldwin, Principal 408-626-3403

PHONE: 408-371-0960  
Leigh High School K. Butler, Principal 408-626-3405  
Prospect High School P. Pinza, Principal 408-626-3408

FAX: 408-558-3006  
Westmont High School J. Miller, Principal 408-626-3406

WWW.CUHSD.ORG  
CACE  
U. Narayanan, Director 408-626-3402

AN EQUAL OPPORTUNITY EMPLOYER



**From:** Jill Brigham [REDACTED]  
**Sent:** Tuesday, February 23, 2021 8:28 AM  
**To:** District1 <[district1@sanjoseca.gov](mailto:district1@sanjoseca.gov)>; District2 <[District2@sanjoseca.gov](mailto:District2@sanjoseca.gov)>; District3 <[district3@sanjoseca.gov](mailto:district3@sanjoseca.gov)>; District4 <[District4@sanjoseca.gov](mailto:District4@sanjoseca.gov)>; District5 <[District5@sanjoseca.gov](mailto:District5@sanjoseca.gov)>; District 6 <[district6@sanjoseca.gov](mailto:district6@sanjoseca.gov)>; District7 <[District7@sanjoseca.gov](mailto:District7@sanjoseca.gov)>; District8 <[district8@sanjoseca.gov](mailto:district8@sanjoseca.gov)>; District9 <[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov)>; District 10 <[District10@sanjoseca.gov](mailto:District10@sanjoseca.gov)>  
**Subject:** Please support Agenda Item 10.5 21-330 GP20-003 - General Plan Amendment for Certain Property Located at 1975 Cambrianna Drive.

[External Email]

Dear Councilmembers,

My name is Jill Brigham and I have been a parent in the Cambrian School District for 15 years. I am in FULL SUPPORT of the district's proposal to rezone a portion of their land as residential (Agenda Item 10.5 21-330 GP20-003 - General Plan Amendment for Certain Property Located at 1975 Cambrianna Drive.). I am writing to encourage you to vote yes on this proposal. As a Home & School Club President at both Bagby Elementary and Price Middle School, I have had a front row seat to the many efforts by the district to generate revenue. This proposal is the result of the investment of a huge amount of time, energy and resources by the district. Approval would provide much needed revenue of approximately \$500,000 per year by Spring 2022.

A no vote would be a disservice to our community and our students. I realize that there is a plan to create guidelines for these types of re-zoning proposals by School Districts and I applaud that. But it just doesn't make sense to block this proposal and delay it while that process proceeds. A no vote would require the Cambrian District to resubmit its application and go through this whole process again **which will have a significant financial impact and the incoming revenue would be delayed.** This proposal is ready to go now and could be bringing in funds to support our students within a year. **It simply isn't fair to make the district jump through all the hoops again, taking away more resources that they just don't have to spare.**

As a community member and a parent I urge you to vote yes and approve this proposal. It is supported by the community and it is the right thing to do for our students. In the end it really should be about our students. They have been through a lot this year and deserve all of the support we can give them.

Thank you for listening.

Kind regards,  
Jill Brigham  
President  
Price Middle School Home and School Club

**FW: Support Our Students Land Development Initiative - Cambrian School District**

Taber, Toni <toni.taber@sanjoseca.gov>

Tue 2/23/2021 11:08 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Hughes, Scott <scott.hughes@sanjoseca.gov>

**Sent:** Tuesday, February 23, 2021 10:37 AM

**To:** Taber, Toni <toni.taber@sanjoseca.gov>

**Subject:** FW: Support Our Students Land Development Initiative - Cambrian School District

Public comment

Item 10.5

Thank you,

**Scott Hughes**

**Chief of Staff**

**Office of Councilmember Pam Foley**

San José City Council District 9

200 E. Santa Clara Street; 18th Floor

San José, CA 95113

408.535.4972

[www.sanjoseca.gov/district9](http://www.sanjoseca.gov/district9)



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**From:** District9 <[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov)>

**Date:** Tuesday, February 23, 2021 at 10:33 AM

**To:** Laveroni, Kyle <[Kyle.Laveroni@sanjoseca.gov](mailto:Kyle.Laveroni@sanjoseca.gov)>, Lomio, Michael <[Michael.Lomio@sanjoseca.gov](mailto:Michael.Lomio@sanjoseca.gov)>,  
Hughes, Scott <[scott.hughes@sanjoseca.gov](mailto:scott.hughes@sanjoseca.gov)>

**Subject:** FW: Support Our Students Land Development Initiative - Cambrian School District

**Subject:** FW: Support Our Students Land Development Initiative - Cambrian School District

Best regards,

**Office of District 9, Councilmember Pam Foley**

[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov)

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**From:** [laurieoconnor@](mailto:laurieoconnor@) [REDACTED]

**Sent:** Tuesday, February 23, 2021 9:36 AM

**To:** The Office of Mayor Sam Liccardo <[TheOfficeofMayorSamLiccardo@sanjoseca.gov](mailto:TheOfficeofMayorSamLiccardo@sanjoseca.gov)>; District1 <[district1@sanjoseca.gov](mailto:district1@sanjoseca.gov)>; District2 <[District2@sanjoseca.gov](mailto:District2@sanjoseca.gov)>; District3 <[district3@sanjoseca.gov](mailto:district3@sanjoseca.gov)>; District4 <[District4@sanjoseca.gov](mailto:District4@sanjoseca.gov)>; District5 <[District5@sanjoseca.gov](mailto:District5@sanjoseca.gov)>; District 6 <[district6@sanjoseca.gov](mailto:district6@sanjoseca.gov)>; District7



<[District7@sanjoseca.gov](mailto:District7@sanjoseca.gov)>; District8 <[district8@sanjoseca.gov](mailto:district8@sanjoseca.gov)>; District9 <[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov)>; District 10 <[District10@sanjoseca.gov](mailto:District10@sanjoseca.gov)>

**Subject:** Re: Support Our Students Land Development Initiative - Cambrian School District

[External Email]

Dear Mayor, Vice Mayor, and Councilmembers:

With this letter I would like to voice my support of the passage of the land development initiative to benefit the Cambrian School District. I do not live in the boundaries of this district, but I am a San Jose resident, and my grandson attends Fammatre Elementary and my granddaughter will be there as well in September.

I am a former educator and raised four children in public schools in San Jose. I know firsthand how the inadequacies of the school budget impact our schools and our families. If at all possible, please do not delay this well thought out plan, only to have to spend more money in the future to redo it and implement it. Please reap the rewards now by passing this initiative now.

Sincerely,  
Laurie O'Connor

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**FW: Message regarding Council Meeting Agenda Item 10.5 - Cambrianna Drive**

Taber, Toni <toni.taber@sanjoseca.gov>

Tue 2/23/2021 11:07 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Hughes, Scott <scott.hughes@sanjoseca.gov>

**Sent:** Tuesday, February 23, 2021 10:38 AM

**To:** Taber, Toni <toni.taber@sanjoseca.gov>

**Subject:** FW: Message regarding Council Meeting Agenda Item 10.5 - Cambrianna Drive

Public comment  
Item 10.5

Thank you,

**Scott Hughes**

**Chief of Staff**

**Office of Councilmember Pam Foley**

San José City Council District 9

200 E. Santa Clara Street; 18th Floor

San José, CA 95113

408.535.4972

[www.sanjoseca.gov/district9](http://www.sanjoseca.gov/district9)



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**From:** District9 <[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov)>

**Date:** Tuesday, February 23, 2021 at 10:34 AM

**To:** Laveroni, Kyle <[Kyle.Laveroni@sanjoseca.gov](mailto:Kyle.Laveroni@sanjoseca.gov)>, Lomio, Michael <[Michael.Lomio@sanjoseca.gov](mailto:Michael.Lomio@sanjoseca.gov)>,  
Hughes, Scott <[scott.hughes@sanjoseca.gov](mailto:scott.hughes@sanjoseca.gov)>

**Subject:** FW: Message regarding Council Meeting Agenda Item 10.5 - Cambrianna Drive

Best regards,

**Office of District 9, Councilmember Pam Foley**

[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov)

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**From:** Bethany Erickson [REDACTED]

**Sent:** Monday, February 22, 2021 5:55 PM

**To:** The Office of Mayor Sam Liccardo <[TheOfficeofMayorSamLiccardo@sanjoseca.gov](mailto:TheOfficeofMayorSamLiccardo@sanjoseca.gov)>

**Cc:** District2 <[District2@sanjoseca.gov](mailto:District2@sanjoseca.gov)>; District3 <[district3@sanjoseca.gov](mailto:district3@sanjoseca.gov)>; District4

<[District4@sanjoseca.gov](mailto:District4@sanjoseca.gov)>; District5 <[District5@sanjoseca.gov](mailto:District5@sanjoseca.gov)>; District 6 <[district6@sanjoseca.gov](mailto:district6@sanjoseca.gov)>; District7

<[District7@sanjoseca.gov](mailto:District7@sanjoseca.gov)>; District8 <[district8@sanjoseca.gov](mailto:district8@sanjoseca.gov)>; District9 <[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov)>; District 10 <[District10@sanjoseca.gov](mailto:District10@sanjoseca.gov)>

**Subject:** Message regarding Council Meeting Agenda Item 10.5 - Cambrianna Drive

[External Email]

To Mayor Licardo and Members of the City Council,

I am writing to you regarding the Agenda Item XXX that is up for vote at the February 23<sup>rd</sup> City Council Meeting.

My name is Beth Erickson and I have been a Cambrian resident (District 9) for almost 13 years. My two children currently attend Farnham Elementary School located in the Cambrian School District of San Jose. I have been a very active member of the school community as a member of the Home and School Club Board, member of the Cambrian Educational Foundation, a member of the District LCAP Committee, School Site Council and also most recently, the Budget Advisory Committee that was created by the district last year to bring community input to the dire budget situation that is facing the district. The BAC only met a few times before COVID hit, so we have yet to resume since our district has been faced with other issues dealing with the pandemic.

However, amidst the pandemic, the district has put forth a plan to the City Council to bring in additional unrestricted funds for our district. Currently, the district is facing a \$1.5 million deficit in the 2022-2023 budget year. This proposal brought forth to you would enable the district to gain about \$500,000 in revenue per year beginning next spring/summer, substantially helping the looming budget crisis. If the proposal does not pass tomorrow, the earliest the district can apply is next spring, and thus would not see any revenue until Spring/Summer 2024. By this time, the devastating cuts to programs, such as music, sports, art and, very likely, teachers/staff would have to be implemented to meet the county 3% reserve requirements.

The district cannot wait for the Mayor's proposal for school district land use to pass and push this revenue enhancement further down the road. In addition, the immediate surrounding community the site is single family homes and the current proposal addresses the community concerns. Also, the Cambrian Park Plaza and Guitar Center locations are very close to this site, where the desires of high-density housing are being added.

I urge the City Council Members to vote to move forward with this proposal, so that the needs of Cambrian's students can be met and we can continue to provide a great education to students of San Jose.

Thank you for your time and consideration,

Beth Erickson, Ph.D.

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February 23, 2021

Re: Envision San Jose 2040 General Plan Amendment  
Cambrian School District – Metzler C Site – 1975 Cambrianna Drive

Dear Mayor, Honorable San Jose City Council Members, and Ms. Frimann:

On behalf of the members of the Cambrian School District Governing Board ("CSD Board") of the Cambrian School District ("District"), I write to you in connection with the San Jose City Council's upcoming consideration of the District's application for a General Plan amendment ("GPA"), on a portion of the above-referenced District property ("Property" or "Metzler site"). First, we would like to thank the City Planning staff who have worked collaboratively with the District's team in preparing and competing the GPA application. As your materials likely reflect, the District submitted its GPA application nearly one year ago. In compliance with the City's guidelines and procedures, the District initiated a series of community engagement activities, including providing notice of the GPA application to the surrounding neighborhoods, facilitating community, and multiple individual meetings to discuss the potential impacts of a change in the General Plan designation. In fact, to date the District has collected more than 1,000 letters of support for the proposed GPA. We believe this outpouring from our community aligns squarely with the urgency we feel as a Board to move this matter forward.

It was our understanding that pursuant to City protocols, General Plan amendment applications filed last year would be acted upon by the City Council before the end of 2020. However, the District's application was pushed from last year to this year, and has subsequently been postponed at least twice. Most recently, it was suggested that the District postpone consideration of its GPA application pending the outcome of a proposed Public/Quasi-Public General Plan Policy aimed at conversion of school district property ("PQP Policy"). We strongly disagree with this approach given the fact that the District has worked in good faith for more than a year on the submittal of its pending application. Moreover, because the draft PQP Policy was just released within the past 2 weeks and it contains several proposed sweeping changes, it will likely take several months to adequately vet and ultimately approve some form of this policy. The District's application should not be held in limbo during that time.

Each delay of the City Council's consideration of the GPA application results in a corresponding delay of the District's implementation of the Exchange Agreement. If the District is required to wait until, a formalized PQP Policy; it would be required to complete an entirely new GPA application and process. This means that it will take much longer, perhaps years, before the District would be in a position to start collecting much-needed general fund revenue to fund teacher and staff salaries, educational programs and other operational expenses. As it currently stands, the District needs to reduce an additional 1.3 million in the next 2 years. Hence, the urgency of the actions needed now with the current GPA application for additional revenue. As we have demonstrated in the District's various presentations and materials, the District is simply not in a position to fill these significant financial gaps without the City Council's approval of its GPA on February 23, 2021.

In addition, to the District's GPA application public hearing on February 23, we also wanted to take this opportunity to address two other items that have been raised over the past few months. First, the legality of the District's disposition of this portion of the Metzler site; and secondly, a concern by the City regarding density and affordability of the homes that would be constructed on the Property. As to the legality of the District's prospective exchange of the Property, the District's legal counsel submitted a written opinion to the City Council outlining the provisions of the Education Code that authorize this transaction. Moreover, the District's legal counsel has corresponded with the Senior Deputy City Attorney, Vera Todorov, related to her follow up questions regarding the District's compliance with the Surplus Lands Act. The District clarified for



the Deputy City Attorney, and she agreed, that property exchanges under the Education Code are expressly exempt from both the Naylor Act and the Surplus Lands Act. As a result, we believe we have settled this matter and it should not present any further impediment to the City Council's immediate consideration of the pending GPA application.

We have also considered concerns raised by City leaders regarding the need for affordable housing throughout the City. To that end, the District collaborated with Robson Homes, the other party to the District's Exchange Agreement, to identify a revised project scope that addresses these concerns. More specifically, the Board approved an Amendment to the Exchange Agreement that requires Robson Homes to file a planned district zoning and/or tentative map application with the City to include the following:

Number and Type of Residential Unit	Conditions
Seventeen (17) detached Single Family Homes	Market Rate homes
Fourteen (14) Accessory Dwelling Units, consistent with the City's checklist	Covenants, Conditions and Restrictions (CC&R's) submitted to the California Department of Real Estate will prohibit the use of ADUs for short-term rentals, per the City of San Jose ordinances that govern such uses.
Four (4) attached Single Family Homes (two (2) sets of two (2) attached homes), which shall not be required to be more than 1600 square feet	Deed-restricted for sale as affordable housing pursuant to San Jose Municipal Code Chapter 5.08 to low income households as defined in San Jose Municipal Code Section 5.08.210, which is at 80% of Area Median Income
<b>Total of 35 Dwelling Units</b>	

With these adjustments, we believe the future proposed project will both **maximize** density within the limits of the requested GPA and **exceed** the standards of the existing Inclusionary Housing Policy.

In summary, we hope this letter, together with the overwhelming letters of community support, and the letter of support from our District 9 City Council Member and her colleagues, illustrates the District's need for positive action on the pending GPA application. With your support and approval of the GPA, we can make great strides in closing the financial shortfalls that face our District over the coming years.

Respectfully submitted,

Randy Scofield, Member Board of Trustees  
Cambrian School District