



Memorandum

TO: The Honorable Mayor and City Council

FROM: Vice Mayor Rose Herrera
Councilmember Raul Perez

SUBJECT: GP Amendment Approving
Evergreen Valley College GP
Negative Declaration and
Amendment from PQP to NCC
for Surplus 27 Acre Site

DATE: November 10, 2016

APPROVE

DATE

11/10/16

RECOMMENDATION:

1. Support the Planning Department's recommendation to approve the Evergreen Valley Community College General Plan Amendment Negative Declaration.
2. Support the Planning Commission's recommendation to approve the General Plan Land Use/Transportation Diagram Amendment from the Public-Quasi-Public designation to the Neighborhood Community Commercial designation for the entire surplus 27 acre site.
3. Direct Staff to work with applicant on a development agreement which must include conditions on the prohibition of housing.
4. If additional city services from Planning and Public Works have to be used, the developer will agree to pay additional fees to recover costs.
5. Conduct extensive community outreach with the greater District 8 community during the PD Zoning and PD permit process.

BACKGROUND

In 2004, the Board of Trustees of the San Jose Evergreen Community College District followed an extensive process set forth in the California Educational Code to evaluate and designate a 27 acre site as surplus land adjacent to the main campus of the Evergreen Community College. The Board of Trustees then engaged in a bid process for a long term commercial lease tenant and on April 14, 2015 opened the only bid package submitted during the process and accepted the bid as complete.

On March 9, 2016, Republic Evergreen, LLC, submitted a General Plan Amendment application to change the Land Use/Transportation Diagram designation from Public/Quasi-Public to Neighborhood/Community Commercial (NCC) on the approximately 27 gross acre site.

ANALYSIS

In a comparison of local community college acreage, the Evergreen Community College campus – not including the 27 acres of surplus land - is 130 acres compared to Foothill College with 122 acres and DeAnza College with 112 acres.

The 27 acres site currently provides no revenue or benefits to the College. Preserving the PQP land limits the types of uses that can be developed on the site. Development would generate a long-term, consistent revenue stream that can be used to support the educational needs of the students such as funding innovative and supportive programs like San Jose Promise. San Jose Promise is a commitment to fund a college education for every eligible student, advancing on the path to earn a degree, a certificate, and/or credits that transfer to a four-year university, starting in America's community colleges. With the revenue from this project, the funding for San Jose Promise could be realized for our local community college students unlike the restricted SSSP funds which are tied to specific uses.

Approving all 27 acres of the surplus land would allow flexibility in development by allowing future tenants (medical office, assisted care and retail) the choice of their preferred location on the site. Any new development would conform to the existing East Foothills Development Policy as well as the goals of the General Plan.

During the Planning Commission hearing on October 12, 2016, the planning staff mentioned the idea of a "floating" land use designation of 14 acres over the entire 27 acre site. A "floating" GP land use designation should not be used to support a reduced GPA land area. Requiring multiple GP Amendments just adds more layers to the process and delays the opportunity for job creation and economic development. A GPA serves as a foundation, the project specifics come later but are not part of a GPA.

It has also been pointed out that Evergreen is not considered an economic growth area in the city but the General Plan supports job creation and with San Jose's low job to employed resident ratio we should be supporting economic development in all parts of the city. Evergreen lacks services like medical office and retail, forcing residents to get on crowded freeways and to somewhere else.

CONCLUSION

By approving all 27 acres of the surplus land on the Evergreen Community College Campus to a General Plan designation of Neighborhood Community Serving land use, we can give our local community college district the needed revenue to build and expand educational opportunities for our young people and those returning to school, create additional jobs for Eastside residents as well as supply Evergreen with needed medical, commercial and retail services.