



Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Councilmember Foley

SUBJECT: UNION SD - C18-018 & CP18-025

DATE: November 5, 2019

Approved *Pam Foley* Date *11/5/2019*

RECOMMENDATION

Approve the resolutions and ordinance as proposed by the applicant, and as recommended for approval by Planning Commission.

BACKGROUND

The property is currently designated as R-1-8, while the 2040 General Plan has it zoned as Mixed-Use Commercial (MUC). The Union School District has proposed to rezone a portion of APN 421-20-010, to Commercial Neighborhood (CN) so they may develop the grounds of the corporation maintenance yard (shown in Fig. 1).



Figure 1

The Union School District Office would retain ownership and enter a long-term lease with Belmont Village Senior Living. Belmont is both a builder and operator, and maintains 29 senior living facilities, including the Belmont Village Senior Living facility located in City Council District 1, at 500 Winchester Blvd. The lease revenue is projected to generate \$550,000 annually, which the District would apply toward its educational mission.

ANALYSIS

The Union School District has enrollment of approximately 5,800 students and not unlike other school districts throughout California they are facing budget deficits. In an effort to increase revenue to protect their educational programs and retain quality staff, the District has taken the following steps:

- ✓ A parcel tax was approved in 2015
- ✓ Researched a possible Bond in 2018
- ✓ Completed program reorganization
- ✓ Installed Solar
- ? Activate underutilized School District land

The District began their intensive search for prospective occupants in September 2016, taking into consideration the potential for a long-term lease and minimal impact to the surrounding community. The search solicited proposals from potential tenants, including a retail pharmacy and a high-density housing development.

Belmont Village Senior Living was selected in June 2017 for their proven 20-year track history of operating senior housing facilities, the low-impact to the surrounding area, and their record of community engagement. They have a long-standing tradition of partnering with not-for-profit academic and community organizations. The Union School District and Belmont Village Senior Living have solicited input from the community on several occasions, including the City-sanctioned meeting on May 20th. Each time Belmont Village has listened to the feedback of the residents, modifying their design plan on multiple occasions.

This is a project that will serve to benefit our community. As our population ages, the need for senior housing increases. This property will serve residents requiring assisted living facilities and memory care facilities, allowing our residents to age in place. While I share some concerns with residents with regard to traffic, the amount of traffic generated from this project is low, less than 50 vehicles per day.

I urge my City Council colleagues to support this project allowing for much needed senior housing, in the Cambrian area.