

**Miramar Ranch North Planning Committee
Scripps Ranch Planning Group**
unanimously ***voted to oppose***
the joint occupancy proposal between the
school district and the Monarch Group.

**Scripps Ranch Civic Association
Scripps Ranch Recreation Council**
voted to oppose the proposal.



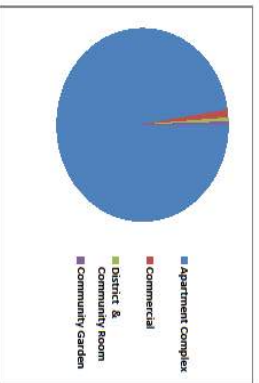
There are still many questions asked
but not answered by the school
district and the developer.





7 acre parcel size = 304,920 sq. ft.
 (Actual = 6.72 acres)
 Residential Apartments = 297,500 sq. ft.
 District/Community Center = 4,000 sq. ft.
 Commercial = 2,000 sq. ft.
 Community Garden = 1,500 sq. ft.

- 98% = Residential Apartments
- 1.3% = District/Community
- 0.7% = Commercial
- 0.5% = Community Garden



Issue #1: Lack of Sufficient Community Input

CA Education Code (#17387) – *“It is the intent of the Legislature that leases entered into pursuant to this chapter (Part 10.5: School Facilities, Chapter 4) **provide for community involvement** by attendance area at the district level. This community involvement should facilitate making the best possible judgments about the use of excess school facilities in each individual situation.*

*It is the intent of the Legislature to have the community involved before decisions are made about school closure or the use of surplus space, thus **avoiding community conflict** and assuring building use that is **compatible with the community’s needs and desires.**”*



San Diego Unified
SCHOOL DISTRICT

COMMUNITY MEETING



WE INVITE YOU TO JOIN US ON
WEDNESDAY, NOVEMBER 12, 2014
5:30 - 7:00 PM

As part of our vision to **create neighborhood centers serving neighborhood needs**, we are seeking ideas on the potential development of the Scripps Mesa Conference Center.



Please join us and be a part of the community development process!

MEETING LOCATION
Scripps Mesa
Conference Center
10380 Spring Canyon Rd.
San Diego, CA 92131

▶▶▶ For additional information, contact the Office of Special Projects at 619-725-8191 or visit www.sandi.net/jointoccupancy.



New Apartment Complex Proposed

pgs. 31-33



Senior Community Heads For Approval
 pg. 17

Holiday Tree Lighting
 pg. 11

Historic Season for SRHS Women's Golf
 pg. 35

JOIN SRECA TODAY!
 Scripts Ranch Civic Association www.scriptsranch.org
 Volume 49 Number 12 15,495 SRECA Membership delivered by about 300 members

California Department of Education
 Executive Office
 SBE 17515 (Rev. 09/2011)
 sabb@ednet.sdsd.net

ITEM #13



CALIFORNIA STATE BOARD OF EDUCATION November 2015 AGENDA

SUBJECT

Request by **San Diego Unified School District** regarding California Education Code sections 17515 through 17526; Joint Public/Private Occupancy Proposal, allowing the San Diego Unified School District and Monarch Development Group to enter into leases and agreements relating to real property and buildings to be used jointly by the district and community for public housing and community center.

- Action
- Information
- Public Hearing

SUMMARY OF THE ISSUES)

California Education Code (EC) Section 17524(a) specifies the governing board of a school district shall not approve any joint occupancy proposal nor enter into a lease or contract incorporating a proposal, until the governing board has submitted the proposal to the State Board of Education (SBE) for its approval or disapproval.

Upon receiving approval from the SBE, the district will enter into negotiations with the Monarch Development Group regarding the specific terms of the joint occupancy agreement. The district has indicated to California Department of Education (CDE) staff that any such agreement will contain limitations on access to the "STEAM" lab and district facility center property by members of the public during student use, requirements regarding liability insurance, and be in accordance with all legal requirements.

RECOMMENDATION

The CDE recommends that the SBE approve the San Diego Unified School District's proposal to enter into a joint occupancy agreement with the Monarch Development Group to develop 6.72 acres as a mixed-use multifamily residential apartment community and a 4,000 SF multipurpose state-of-the-art district facility center building, garden, and recreation areas.

BRIEF HISTORY OF KEY ISSUES

California, EC Section 17515 allows a school district to enter into a joint occupancy agreement providing certain requirements are met, and, pursuant to EC Section 17517, the agreement does not exceed 65 years. A joint occupancy agreement allows the district and a private or public party to jointly develop and operate buildings on district owned property.

Issue #2: Ground Floor Restrictions in the Commercial Visitor Zone

- Supplemental residential regulations for CV-1-1
- The regulations would prohibited the proposed site plans under City of San Diego Land Development Code (LDC-131.0540):

“Residential use and residential parking are prohibited on the ground floor in the front half of the lot.”

- If the school district and Monarch Group redesign the plans, the development process requires a new RFP - Request For Proposals.



Issue #3: Potential Legal Concerns Not Yet Resolved

- School Safe Zones issues - alcohol; weapons; drugs; sex-offenders; tobacco use
- Innovations Academy relocation
- Maintenance Assessment District (MAD) tax
- Use of school bonds to purchase property

Issue #4: Lack of Achieving the Vision 2020 Goals

- Guiding Principle #3 –
Develop properties as neighborhood centers providing neighborhood services
- Guiding Principle #4 –
Provide for community engagement and input in the development process

Issue #5: District's Monetary Gain Questioned

- Uncertain actual school district income and expenses

Colonel Bob Dingeman likes to say,
“Scripps Ranch works together with our city,
county, state, school officials to make
‘doable solutions’ for community issues.”

For this proposal, the community was not
engaged and the results are a joint occupancy
proposal that is **not doable**.



Thank you to all the Scripps Ranch
community for making your concerns heard.

Special thank you to
School Board Trustee Kevin Beiser!



MRNPC webpage:

www.scrippsranh.org/mrnpc

My contact email:

mrnpcchair@scrippsranh.org

