Materials for the September 13, 2021 Meeting of the JUHSD 7-11 Advisory Committee

Presentation for Item #4 – Proposed Uses Overview







MASTER PLAN



Aerial View of Neighborhood Context (looking south) 2

EXISTING FEATURES

- 22-acres
- Hillside setting
- Former High School building past its useful life
- Site prep for 122-unit Faculty& Staff Housing
- Views north to San Bruno Mountain and east to San Francisco Bay





Existing Site - Aerial View Looking East

HOUSING

- 122 units Faculty & Staff Housing
- 201 units Mixed-Use Residential

NEIGHBORHOOD AMENITIES

- Overlook Park
- Neighborhood Retail & Café Plaza
- Improved Entry from Serramonte Blvd
- District Offices remain open





Phase 1 Development – Aerial View Looking East

PHASING PLAN



AERIAL VIEW OF SITE BUILDOUT



PHASE 2

- 240 units Housing + 100 units Affordable
- Head Start
- Class I Pedestrian/Bike Trail

PHASE 3

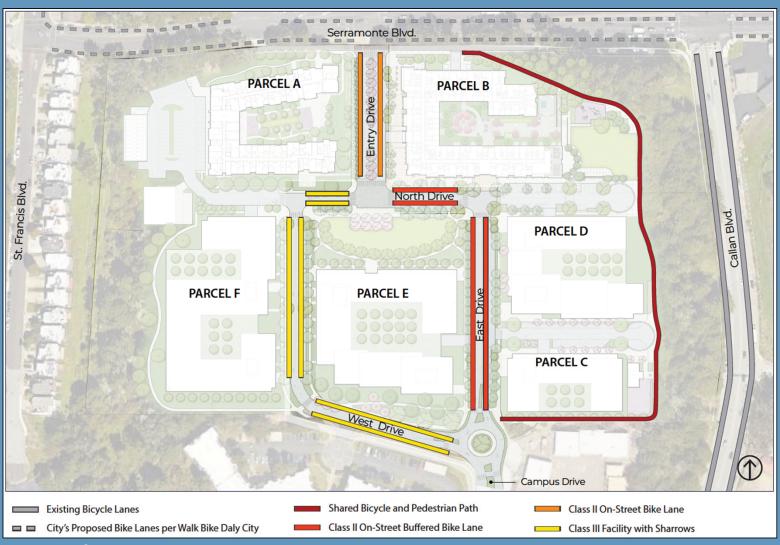
- 570 Units Housing includes Affordable Units
- Central Green
- Pedestrian Trail

BUILDOUT

- 1,235 units of Housing, 20% Affordable
- Up to two 14-story residences
- Parking on site with friendly, safe streets



Master Plan – Phases 2, 3 and Buildout









Phase 1: JUHSD Faculty & Staff Housing



Phase 1: Entry Place





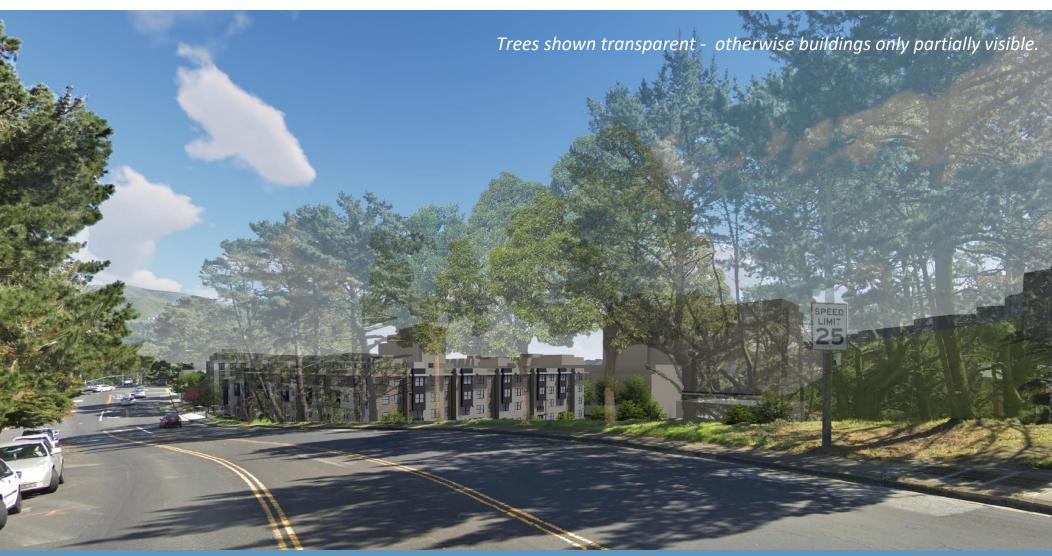






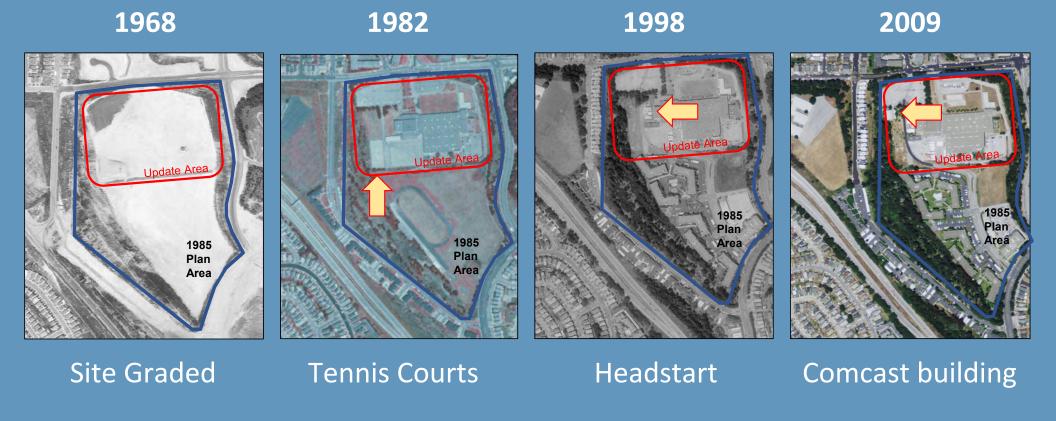


Overlook Park : Lawn, Terrace and Views

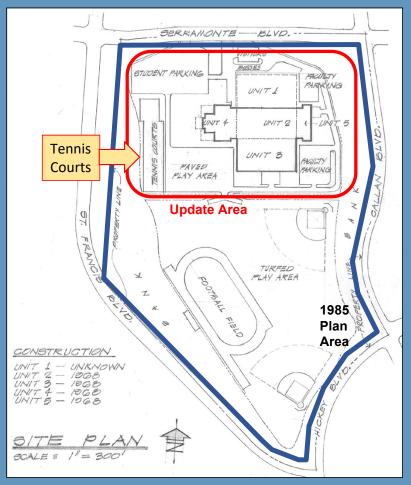




BACKGROUND HISTORY OF SITE











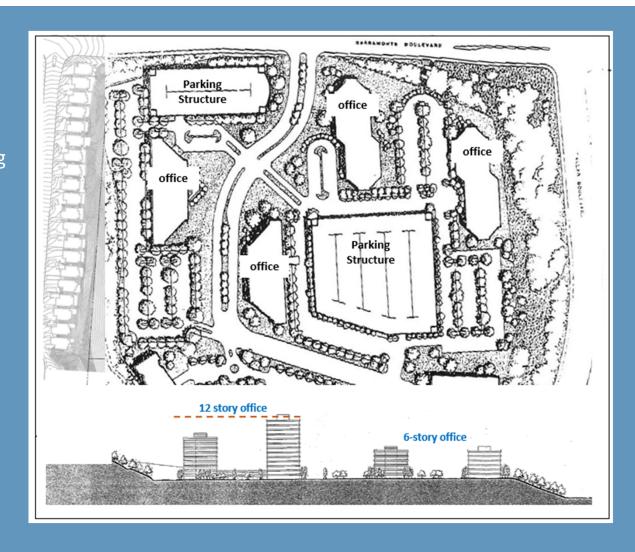
1968 As-Build Condition and 2014 Aerial Photo

PERMITTED DEVELOPMENT

- 700,000 SF office or
 500,000 SF office & 175 units of housing
- Up to 12 story office buildings
- Structured parking

WHY OUTDATED

- Office is not feasible use
- Insufficient housing
- No public open space or community facilities
- Not sustainable: auto-oriented
- Parking impacts westside trees





Permitted Development under Current Zoning (1985 Precise Plan)

EXISTING AND PROPOSED LAND USES

EXISTING			PROPOSED		
Land Use	General Plan Designation	Zoning	Land Use	General Plan Amendment	Zoning
School	Residential - High Density (R-HD) (northwest area) Commercial - Office (C-O) (remainder of site)	Planned Development PD-31A (northwest area) Planned Development (remainder of site)	Commercial Mixed-Use	Commercial Mixed-Use (C-MU)	Planned Development

ADJACENT LAND USE

Location	Land Use	Zoning	
North	Residential	R-3 Multiple-Family Residential	
South	Residential, School, Office	Planned Development	
West	Residential	R-1 Single Family	
East	Commercial, Cemetery	Planned Development, Cemetery	



Land Use – Existing, Proposed & Adjacent to Site



CURRENT - No Public Park Space

- 1. East and West Hillsides
- 2. Instructional Garden
- 3. Faculty and Staff Housing Courtyard



PLANNED – Neighborhood of Parks & Open Spaces

- 1. East and West Hillside Ecology Areas
- 2. Central Green
- 3. Overlook Park with Community Garden
- 4. 6 Residential Courtyard Open Spaces
- 5. Class I Pedestrian/Bike Trail
- 6. West Hillside Walking Trail
- 7. Parcel E Park Area



Current and Planned Park & Open Spaces

Chart for Item #6 – Staff Report

SERRAMONTE DEL REY USES

Tenant Organization (as of April 2018)	Activity	Space	Update (as of Sept 2021)
Catholic Charities Catholic Youth		Room 210; Shop A; 3,360 square feet; 1,830 sq. feet -	
Organization	Bus maintanance & storage	Parking	
Catholic Charities Catholic Youth			
Organization	Basketball	Small Gymnasium - 4,982 square feet	
Children's Empowerment, Inc.	Food Service	Former Serramonte HS Kitchen	left in summer 2020
		SdR - 8,100 square feet of land - Building off Campus	would remain in new
Comcast	Internet/Cable Co	Drive	development
		Dance Room; Restroom; portion of girls' locker	
DeLucca's Tae Kwon Do	Martial Arts	room, 1,246 square feet	
		Room 202 - 1,496 square feet; Room 204 - 407	
Family Worship Center	Spiritual Activities	square feet	
First True Vine Missionary Baptist Church	Spiritual Activities	Room 109; 934 square feet	left in June
Homenetmen	Basketball	Room 126; Large Gymnasium	
		Room 116, 6,450 square feet; Room 117 - 478	
Iglesia Ni Cristo	Spiritual Activities	square feet	left in June
			would remain in new
IZZI Early Education, formerly IHSD Inc.	Head Start Preschool	LAND ONLY - 6,525 square feet	development
		Rooms 231, 232; Restrooms; Patio 2,531 sq. ft.;	
New Day Alliance Church	Spiritual Activities	Patio 1,760 sq. feet; Dark Room - 153 square feet;	reduced space
Theravada Dhamma Society	Spiritual Activities	Rooms 101/102 - 1180 square feet	reduced space
		Rooms 216,217, 219,221,222,223,223B, 224A, 225,	
Young World Preschool	Private Preschool	231; restrooms, play area	

JUHSD Uses

District Offices	about 60 staff (including iternerant), Board Room, meeting/conference rooms, restrooms, break room, etc.
Adult Education Enrollment	as of 19-20: ESL - 250 AM, 170 PM; GED/Computer - 100 AM, 110 PM; 40 Saturdays; Other Classes - 58 PM
Adult Transition Program	four classrooms with up to 15 students in each classroom, currently 52 students