Cambrian School District

Exploring Infinite Possibilities for Learning

REQUEST FOR PROPOSALS
FOR LEASE OF REAL PROPERTY

Former Sartorette Elementary School
9.1 acres of Real Property
3850 Woodford Drive, San Jose, CA 95124
Assessor's Parcel Number
447-29-038

August 10, 2026



NOTICE IS HEREBY GIVEN that the Cambrian School District ("District") is requesting qualified persons, firms, partnerships, corporations, associations, or professional organizations to lease all or a portion of the Sartorette Elementary School site located at 3850 Woodford Drive, San Jose, California (hereinafter referred to as the "Property"). (See **EXHIBIT A**, Site Location Map and **EXHIBIT B,** Assessor's Parcel Map).

Respondents to this Request For Proposal (RFP) should mail or deliver three (3) bound copies, one (1) unbound copy, and one (1) electronic submission in a PDF format, as further described herein, to:

Cambrian School District
c/o Terra Realty Advisors, Inc.
Attn: Scott Sheldon
450 Chadbourne Road, Suite G, Fairfield, CA 94534
ssheldon@tra-inc.net

ALL RESPONSES TO THIS RFP ARE DUE BY 1:00 P.M., ON MONDAY, SEPTEMBER 14, 2026. Any Proposal received after that date and time will not be accepted and will be returned unopened. Each Proposal must conform and be responsive to the requirements set forth in this RFP.

The District reserves the right to waive any informalities or irregularities in received Proposals. Further, the District reserves the right to reject any and all Proposals and to negotiate lease terms with one or more Respondent firms for the entire Property or a portion of the Property. The District retains the sole discretion to determine issues of compliance and to determine whether a Respondent is responsive, responsible, and qualified. **RESPONDENT IS RESPONSIBLE FOR READING THIS RFP IN ITS ENTIRETY.**

If you have any questions regarding this RFP, please email Michelle Hightower at mhightower@tra-inc.net before 1:00 p.m. on Wednesday, August 26, 2026. Answers will be posted on the District website by 5:00 p.m. on Wednesday, September 2, 2026. (See link below.)

Cambrian School District Website

RFP RESPONSE SCHEDULE

Date	Event
Monday, August 10, 2026	District Releases RFP
Wednesday, August 19, 2026 10:00 am – 12:00 pm	Site Inspection by Interested Parties
Wednesday, August 26, 2026 1:00 PM	Deadline to Submit Written Questions on RFP
Wednesday, September 2, 2026 5:00 PM	Responses to Written Questions on RFP Posted
Monday, September 14, 2026 1:00 PM	**Deadline to Submit Proposals**
Week of September 21, 2026	If necessary, Conduct Interviews of Qualified/Short Listed Respondents
Friday, October 2, 2026	Notification to Selected Respondent(s)

I. BACKGROUND

The District is located in Santa Clara County, California, and serves approximately 3,100 students. The District's mission is to provide a caring and collaborative community that develops creative and critical thinkers who communicate effectively, value diversity, and are prepared to excel in a global society.

Along with many other school districts, Cambrian School District has faced the challenge of maintaining high-quality educational programs while experiencing declining student enrollment and reduced state funding. During the past year, District enrollment declined by approximately 140 students. Because Sartorette Elementary School had a relatively small enrollment of approximately 288 students, the Governing Board of Trustees determined that consolidating its students into nearby campuses would improve operational efficiency and eliminate the costs associated with operating this site, while utilizing available classroom capacity at existing campuses.

Leasing the former Sartorette campus would provide the District with a new source of revenue to help support their existing educational programs, while preserving ownership of the property. Retaining ownership of the property ensures the District has the future flexibility to reopen the campus should enrollment growth or increased funding warrant such action.

II. GENERAL INFORMATION

The District is seeking, by way of this RFP, Proposals from Respondents who are interested in entering into a lease for all or some portion of the Property. Therefore, while the District may prefer Proposals which include leasing the entire Property, the District is willing to entertain Proposals for the leasing of less than the entire Property.

Responses to this RFP must be submitted to the District, in accordance with the process set forth below, on or before 1:00 p.m. (PST), on (the "Proposal Deadline"). The District is seeking a tenant preferably in educational services which may include children's or youth services, primary/elementary/secondary education, or public foundations. The site is available for profit or non-profit tenants.

The District will review all submitted proposals pursuant to the Proposal Process discussed below. If the District can reach an agreement with any of the Respondents, the specific terms and legal considerations will be documented in a formal Lease Agreement to be entered into by the District and the successful Respondent(s).

III. THE PROPERTY

As noted above, the Property consists of approximately 9.1 acres located at 3850 Woodford Drive in San Jose, (APN 447-29-038). The site is situated within a single-family residential neighborhood with major vehicular access via Camden Avenue, Hillsdale Avenue and State Route 85. A large religious assembly use is located east of the Property along Noreen Drive.

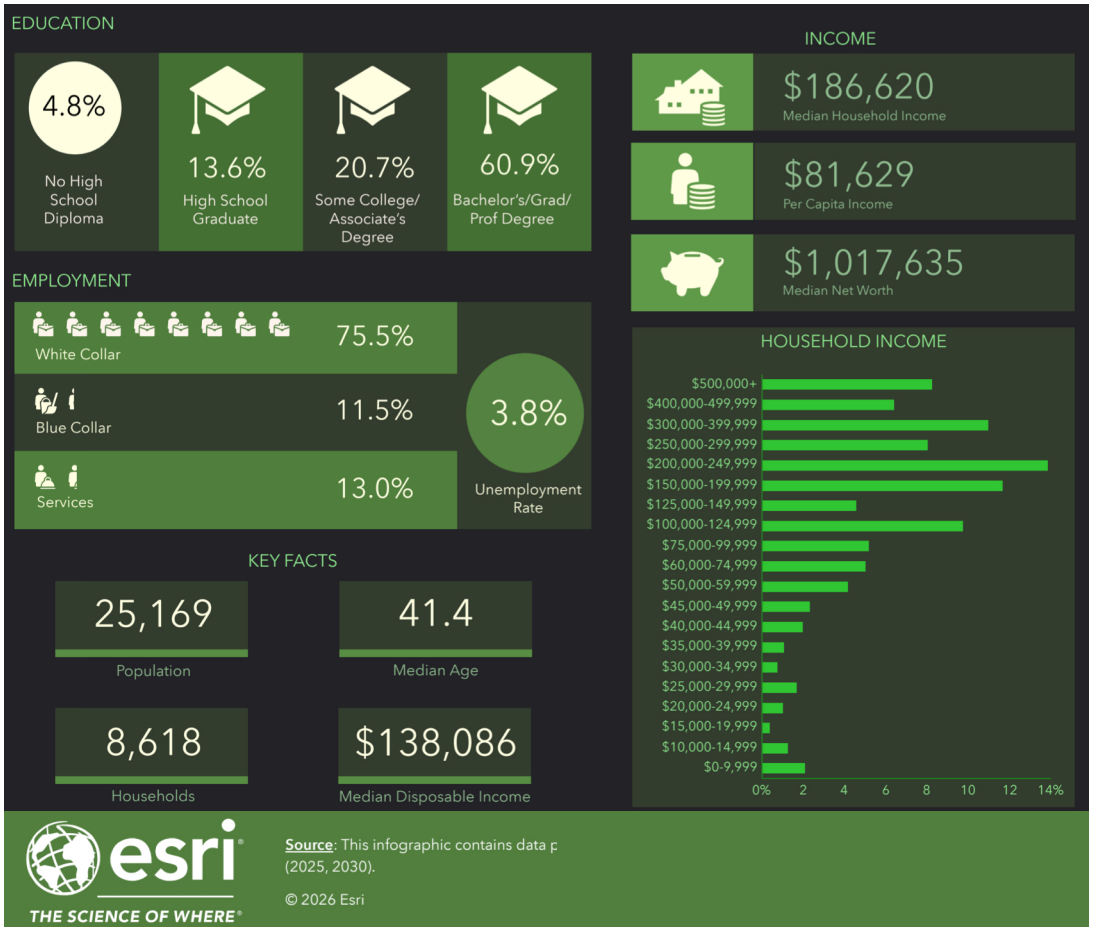
The Property features an educational campus comprised of school buildings, outdoor playgrounds, open grass areas, an informal softball/baseball field, and a running track and field area. The school, built in 1959 and modernized in 2025, was designed to serve up to 500 students from Kindergarten through Fifth Grade. The property is being leased in its current, "as-is" condition.

The property contains structures totaling approximately 33,113 square feet which includes eight (8) portable buildings. The school campus includes a library, administrative offices, staff lunchroom, restrooms, a cafeteria/multi-purpose room equipped with a commercial kitchen. All buildings and structures have been well maintained and are in overall good condition with a recent renovation.

Additional property improvements include solar panels along the north side and 35 on-site parking spaces. The selected Respondent and District shall agree, as part of the Final Lease Agreement on the cost savings resulting from this infrastructure. **EXHIBIT C** provides a Site Map for the entire campus and photographs of the Property are provided in **EXHIBIT D**. The Property has a General Plan and Zoning District designation of Public/Quasi-Public (P/QP) by the City of San Jose.

Community Context

The City of San Jose has an estimated population of approximately 997,395 residents, with a median household income of $148,226 in 2025. Within a one-mile radius of the Property, the population totals 25,169, and the median household income is $186,620 with 60 percent of the households holding Bachelor, Graduate or professional degrees. Additional demographic information within this one-mile radius is provided below.



III. GENERAL QUALIFICATIONS

All Respondents seeking to enter into a lease agreement for the Property must provide the following basic information:

a. Name and contact information of person/private business firm.

b. An outline of the proposed use of the site and buildings.

c. The lease rate and space required, along with the proposed term and periodic increases in rent during the lease term.

d. A statement of financial qualifications that includes the following information:

   i. Is the Respondent a subsidiary of, or affiliated with, any other corporation, corporations, partnerships or firms? If so, please specify. If the Respondent is a subsidiary, please indicate the extent to which the parent entity will guarantee performance by the subsidiary.

   ii. A current Profit & Loss and Balance Sheet.

   iii. Names and addresses of three financial references, including a primary bank letter stating the proposing entity has the financial resources to pay the proposed rent.

   iv. Has the Respondent or its officers, principal members, shareholders or investors, or any of its parent, subsidiary or affiliated entities or other interested parties been adjudged bankrupt, either voluntary or involuntarily, within the past ten years? If so, explain.

   v. Is there pending litigation against the Respondent entity or its officers, principal members, shareholders or investors, or any parent, subsidiary or affiliated entities or other interested parties other than minor personal injury suits involving claims under $250,000? If so, explain.

   vi. Any other financial statements and/or other documents that would indicate acceptable financial standing and the ability of Respondent to fund the proposed lease of the Property.

e. A statement the proposer has reviewed the Draft Lease Agreement and is prepared to execute or has comments and clarifications; see Draft Lease Agreement (**EXHIBIT E**).

Item(s) submitted should be sufficient to permit the District to determine the Respondent's financial capacity to enter into a Lease Agreement. The Respondent may wish to mark their financial statements, as "CONFIDENTIAL" or "PROPRIETARY." As such, it will be treated as confidential by the District to the extent permitted by law, as discussed below.

IV. GUIDELINES FOR LEASE TERMS

The purpose of this RFP is to give Respondents the flexibility to submit proposals that will meet their specific needs. However, the following guidelines are provided to summarize the terms that the District will require as part of the Final Lease Agreement with the selected Respondent. Respondents will be required to enter into a lease agreement drafted by the District which will include the terms discussed herein, as well as other mutually agreed on

matters which include:

- The Lease will be an Absolute Triple Net (NNN) Lease Agreement, with no landlord responsibilities. Tenant shall be responsible for all taxes, insurance, maintenance and repairs.

- Lessee alterations or improvements to the Property are subject to the consent of the District and must be constructed in accordance with any and all requirements set forth in the Field Act and Division of the State Architect ("DSA") compliant.

- The District will give high priority to the Respondent offering the highest rent, both in terms of monthly rental payments as well as total payment over the term of the lease.

- Respondent shall have a "Due Diligence Period" to take all actions Respondent deems necessary to ensure the Property can be used for the Respondent's intended use up to a maximum time of 45 days from the date a preliminary agreement is entered into, prior to full execution of a Lease Agreement. Respondent must describe the anticipated activities it will conduct on the Property to complete its inspection requirements and must confirm that it will return the Property to its original condition after its due diligence inspections. Respondents must acknowledge and consider that their access to the Property during the Due Diligence Period must be coordinated with the District, and Respondent must provide customary indemnification and insurance for such access and investigation. Respondents must also work with the City during the Due Diligence Period to obtain the necessary approvals for its planned reuse of the Property.

- Respondent must identify the total length of the lease term. The District may also consider optional extension periods whereby the Respondent agrees to lease the District Property for a certain initial term with the right (unilateral or mutual) to agree to one or more additional term(s) after the initial term expires.

- Respondent must describe in detail the anticipated use of the Property. The District will consider uses that reflect the community input received through the 7-11 Surplus process per the attached **EXHIBIT F**.

- Respondent must address how its intended use of the Property will impact the surrounding area and how such impacts will be mitigated by Respondent. Such considerations shall include all traffic and access issues related to the intended use, and how such proposed traffic and access will be accomplished.

- Respondent should identify the potential governmental agency reviews and approvals necessary for its anticipated use of the Property, including rezoning, conditional use permits, and any anticipated environmental review document. Respondent may request the District's assistance in obtaining any necessary approvals during the Due Diligence Period; however, such assistance shall not be mandatory and shall be provided at no cost to the District, whatsoever. Respondent must confirm that it will be solely responsible for obtaining any necessary approval for the Respondent's intended use of the Property.

- Respondents must identify its planned development of the Property, if any, which shall be subject to District approval at their sole discretion.

- The Final Lease Agreement shall have a provision which will allow the District to

"re-capture" a portion of the Site for educational or other District purposes with no change in the economics of the Agreement (**EXHIBIT G**). If and until such time prior to the District exercising this option, the current Tenant shall have use of this area.

V. PROPOSAL PROCESS

a. The District will accept Proposals as of the deadline as set forth above.

b. Proposals shall be mailed or delivered as follows: Three (3) bound copies and one (1) electronic submission in a PDF format to Cambrian School District, c/o Terra Realty Advisors, Inc., Attn: Scott Sheldon, 450 Chadbourne Road, Suite G, Fairfield, CA 94534; ssheldon@tra-inc.net.

c. Costs incurred by the Respondent in preparation of the response to the RFP are the sole responsibility of the Respondent.

d. The District may choose to interview one or more of the Respondents at the District's sole discretion. The District may also select solely on the basis of the written Proposal.

e. All Proposals should be verified before submission. Adjustments may not be permitted after submission to the District. The District will not be held responsible for any errors or omissions on the part of the Respondent in the preparation of their Proposal.

f. The District reserves the right to reject any and/or all Proposals, or to refuse to negotiate or withhold the award of any contract, for any reason. The District may also waive or decline to waive irregularities in any Proposal.

g. The District may begin negotiations with selected Respondent(s) at the District's discretion. If negotiations are successful, the District's Governing Board may invite one or more Respondents to present its/their Proposal(s) to the Governing Board.

h. The District reserves the right to terminate this process at any point prior to the selection of the successful Respondent and solicitation of Proposals, and in no way obligates the District to proceed with any particular transaction.

i. If Respondent is represented by a Broker, Respondent will be responsible for the payment of its own Broker's commission.

VI. ADDITIONAL INFORMATION

Respondents are not to contact District officials including, but not limited to, Governing Board Members, the Superintendent, or any other management employee or representative of the District, other than the District Contact (or representatives expressly approved by the District Contact) regarding this RFP, the District Property, or the District's planned lease of the Property.

Contacting District Governing Board Members, officials, employees and/or representatives, other than the District Contact (or representatives expressly approved by the District Contact), WILL RESULT IN THE DISQUALIFICATION OF YOUR PROPOSAL.

Furthermore, all Respondents must disclose if any member, principal, or manager of Respondent has any known family member relationship(s) with any District officials including, but not limited to, Governing Board Members, the Superintendent, or any other management employee or representative of the District. **Failure to disclose of any such known family member relationship(s) WILL RESULT IN THE DISQUALIFICATION OF YOUR PROPOSAL.**

VII. RECEIPT OF PROPOSALS

All RFP responses must be addressed and delivered to the District by the Proposal Deadline at the address above, through hand delivery or mail and via email. The District is not responsible for any problems or issues with the mail delivery system and therefore, Respondents must take all actions necessary to ensure the timely delivery of their Proposals.

All correspondence with the District Contact should be done in writing. Any oral statement made to or by the District Contact shall not be considered part of the RFP and shall in no event bind the District.

VIII. QUESTIONS

Any questions regarding the Property or the RFP process must be in writing and emailed to Michelle Hightower at Terra Realty Advisors, Inc., mhightower@tra-inc.net, **on or before 1:00 p.m. (PST), on August 26, 2026.** The District will post responses to all questions received on the District website on or about **5:00 pm (PST), on September 2, 2026**. Respondents must incorporate the information provided by the District in response to the questions into their Proposals. The District shall not provide responses to any oral questions and any oral statement made by any person shall not be construed as part of the District's RFP package.

IX. PUBLIC NATURE OF PROPOSAL MATERIAL

Responses to this RFP become the exclusive property of the District. All Proposals received in response to this RFP become a matter of public record and shall be regarded as public records, with the possible exception of those elements in each Proposal as follows:

Respondents may mark portions of their response which are defined by the Respondent as business or trade secrets and plainly marked as "Confidential," "Trade Secret," or "Proprietary"; however, the District does not guarantee that any information so marked will be protected from public disclosure. Respondents recognize that the District, as a public agency, is subject to disclosure requirements with the exception of where disclosure is not required under the California Public Records Act. Any Proposal which contains language purporting to render all or significant portions of the Proposal "Confidential," "Trade Secret," or "Proprietary" may be rejected or regarded as non-responsive.

Although the California Public Records Act recognizes that certain confidential trade secret information may be protected from disclosure, the District shall not be in a position to establish that the information contained in any Proposal is a trade secret. If a Public Records Act request is made for information marked "Confidential," "Trade Secret," or "Proprietary," the District will provide the entity making the Proposal in question with reasonable notice before releasing the information. However, the District will comply with its Public Records Act requirements unless the entity making the Proposal seeks and obtains protection from disclosure by a court of competent jurisdiction.

X. CONDITIONS AND LIMITATIONS

This RFP does not represent an offer or commitment by the Cambrian School District to enter into an agreement with a Respondent or to pay any costs incurred in the preparation of a response to this request. The Proposal and any information made a part of the Proposal will not be returned to Respondent.

Respondent may request that the District provide certain representations and warranties regarding the District's ownership of the District Property, including warranty that the District holds title in and to the District Property without competing claims to possession. However, Respondent must take sole responsibility for conducting all the inspections necessary to determine that the District Property is suitable for the Respondent's intended purpose.

The Respondent shall not collude in any manner or engage in any practices with any other Respondents that may restrict or eliminate competition or otherwise restrain trade. Violation of this instruction will cause the Respondent's Proposal to be rejected by the District.

The District has sole discretion and reserves the right to reject any and all Proposals received with respect to this RFP and to cancel the RFP at any time prior to entering into an agreement for the District Property. It should be noted explicitly that there is no "bidding" process intended with this submission review process, and this invitation is not an offer by the District to enter into an agreement to negotiate or any other agreement, nor is a response by an interested party to be considered as an offer that may be accepted by the District. Neither the District nor any Respondent will be bound to any agreement unless that agreement is in writing, approved by the District's Governing Board, and executed by both the interested party and an official authorized by District.

The District reserves the right to issue clarification of the RFP or additional data without changing the terms of the RFP. The District reserves the right to reject any response or all responses, to terminate discussions and to select any party with whom to deal, whether or not that party has responded to this RFP. The District may entertain or make a Proposal that may not conform to this RFP and may adopt terms that may have been proposed by a party not selected.

The District sincerely thanks you for your interest and looks forward to receiving Proposals for the Property.

XI. LIST OF EXHIBITS IN THE RFP

A. Location Map and Aerial Photo
B. Assessor's Parcel Map
C. Site Map
D. Property Photos
E. Draft Lease Agreement
F. Surplus Property Information
G. District Option Area

EXHIBIT A
Location Map and Aerial Photo
Former Sartorette Elementary School

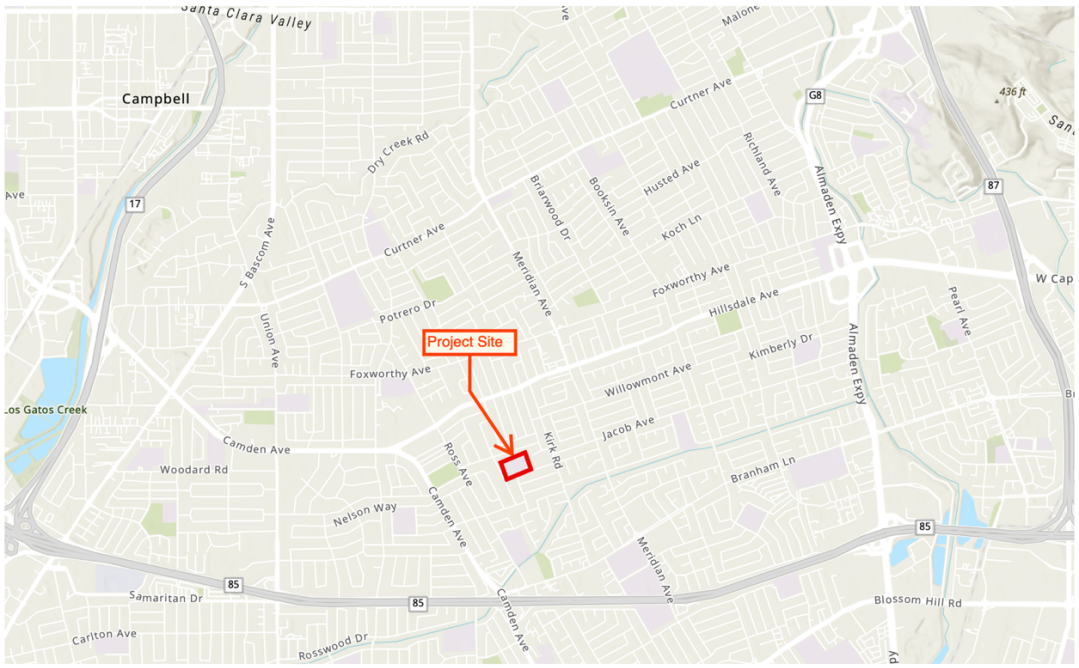




EXHIBIT B
Assessor's Parcel Map
APN 447-29-038

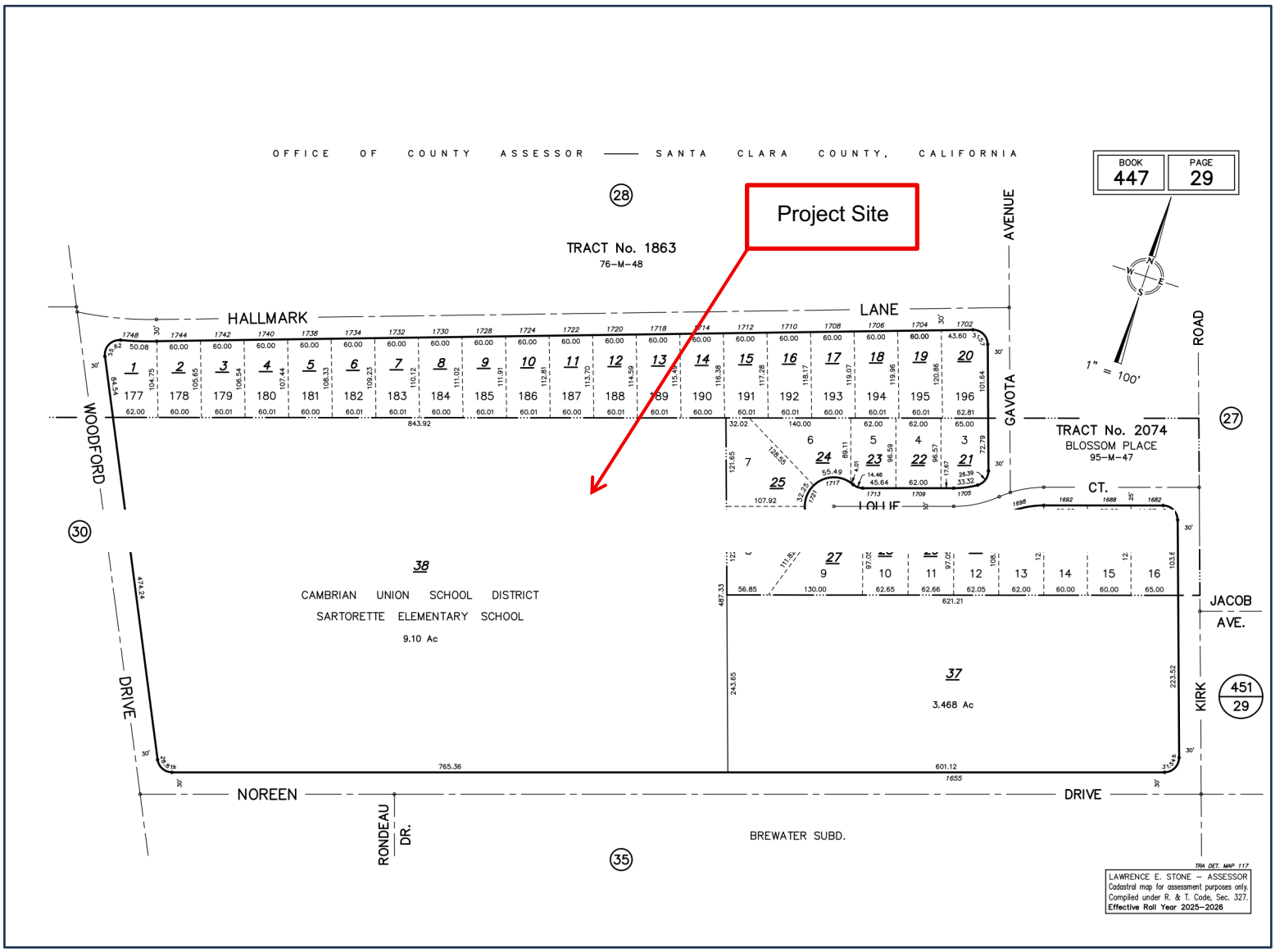
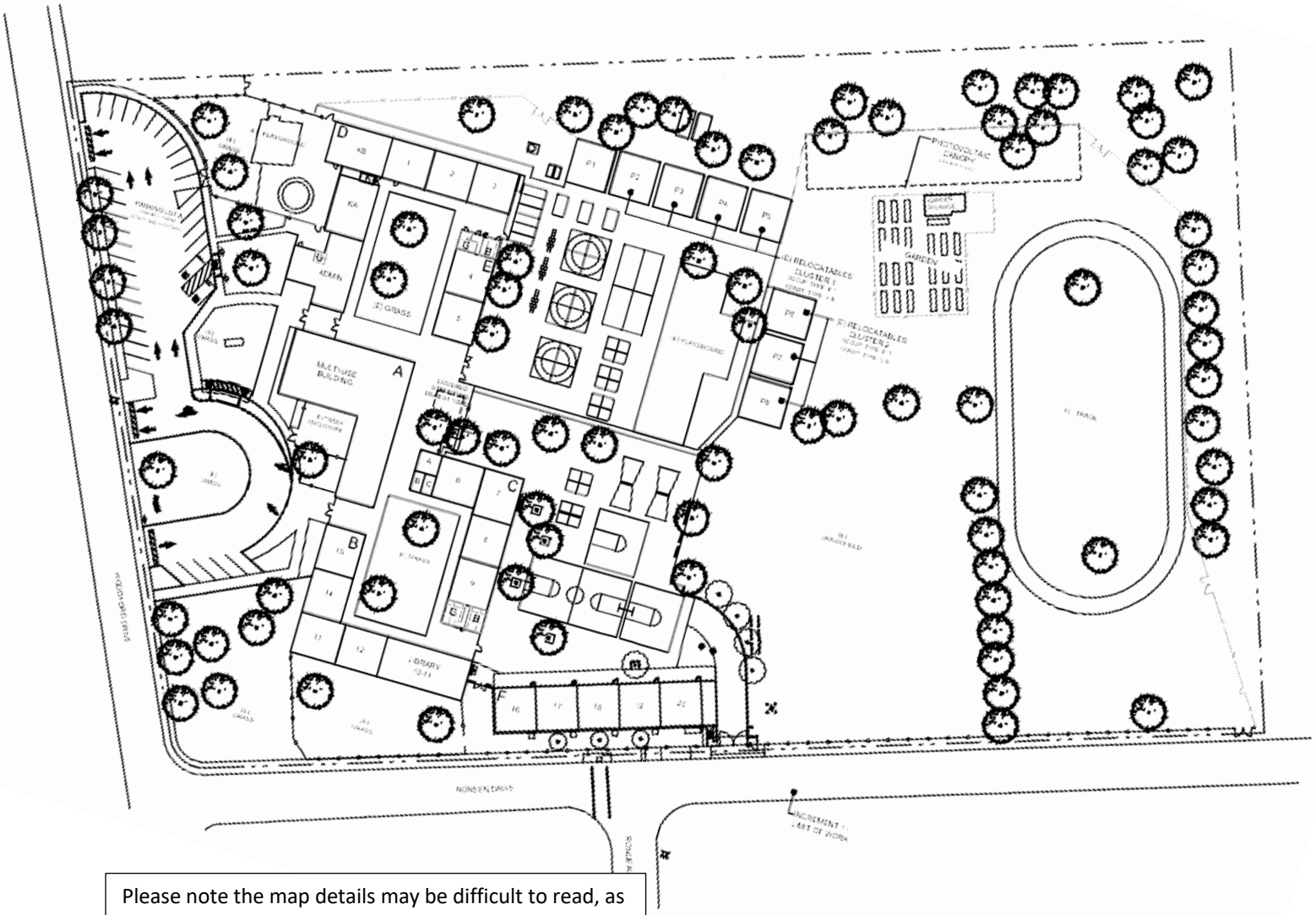


EXHIBIT C
Site Map



Please note the map details may be difficult to read, as this is the only version currently available. The map is intended to provide a general overview of the site layout rather than depict detailed information.

EXHIBIT D
Property Photos






07/02/2019


07/02/2019

EXHIBIT E

Draft Lease Agreement

Draft Lease Agreement can be accessed using the following link:

Sartorette Draft lease Agreement

EXHIBIT F
Surplus Property Information

Excerpts from the "Final Report of the Cambrian School District Surplus Property Advisory (7-11) Committee to the Board of Trustees"
Full Report can be accessed using the following link:
Final 7-11 Report

VI. 7-11 Committee Evaluation of Uses of the Sartorette Property

The 7-11 Committee utilized a multi-pronged approach, described in more detail below, to select, evaluate, discuss, and rank potential acceptable and unacceptable uses of the Sartorette Property.

A. Evaluation Overview Criteria Packet

The 7-11 Committee received a packet of materials containing a proposed framework for selecting, evaluating, and ranking in priority order acceptable uses of the Sartorette Property (the "Evaluation Criteria Overview Packet"). The Evaluation Criteria Overview Packet included:

- Instructions;
  - a Worksheet for selecting potential acceptable uses;
  - a Worksheet for evaluating and ranking potential acceptable uses; and
  - a Worksheet for identifying unacceptable uses of the Sartorette Property.

A copy of the Evaluation Criteria Overview Packet is included in Appendix D hereto. The Committee used the Evaluation Criteria Overview Packet at its May 26, 2026, Committee meeting to make an initial selection of uses of the Sartorette Property that would be "acceptable" and "unacceptable" to the community.

1. Initial Selection of Acceptable Uses

The 7-11 Committee selected for further review and evaluation eight (8) out of twelve (12) categories of potential acceptable uses for further evaluation, including:

TABLE-3		
ACCEPTABLE USES CONSIDERED	**COMMITTEE VOTE COUNT**	**SELECTED**
Future District Educational Use	**11 of 11 Members**	✓
Childcare/Youth-Serving Educational Use	**10 of 11 Members**	✓
District Direct Partial Use	**10 of 11 Members**	✓
Long-Term Revenue Generating Lease – Entire Site	**10 of 11 Members**	✓

TABLE-3 (Cont.)		
ACCEPTABLE USES CONSIDERED	**COMMITTEE VOTE COUNT**	**SELECTED**
Long-Term Revenue Generating Lease – Portion(s) of Site	**10 of 11 Members**	✓
Community Nonprofit / Civic Use	**9 of 11 Members**	✓
Joint Use/Public Agency Partnership	**9 of 11 Members**	✓
Workforce or Affordable Housing	**7 of 11 Members**	✓
Commercial Development	**4 of 11 Members**	**Unacceptable**
Non-Educational District Use (i.e., Corp Yard, Central Kitchen, Administrative, etc.)	**5 of 11 Members**	**Unacceptable**
Other Residential Development – Private Development	**5 of 11 Members**	**Unacceptable**
Sale/Permanent Disposition	**1 of 11 Members**	**Unacceptable**

The potential uses that did not receive a minimum of six (6) votes from Committee members were eliminated from further consideration as an acceptable use of the Sartorette Property.

2. Initial Selection of Unacceptable Uses

In addition to the four (4) uses eliminated by the Committee as potential acceptable uses (see Table-3 above), the Committee also unanimously voted to exclude the following additional uses as "unacceptable" for the Sartorette Property:

TABLE-4
UNACCEPTABLE USES
Adult-oriented uses
Cannabis-related uses
Clearly impermissible or legally problematic
Hazardous or industrial uses
High-impact commercial uses
Operationally infeasible uses
Uses likely unacceptable to the community

VII. Findings and Recommendations to the Cambrian School District Board of Trustees

A. 7-11 Committee Findings

After extensive study of pertinent documents, receipt of public comment, and thoughtful deliberations, the Cambrian School District Surplus Property Advisory (7-11) Committee hereby makes the following findings ("Findings") regarding the Sartorette Property:

TABLE-6
7-11 COMMITTEE FINDINGS
Finding 1: The 7-11 Committee finds that the Sartorette Property is not currently needed for school or other District purposes.
Finding 2: The 7-11 Committee further finds that the Sartorette Property should be declared surplus.
Finding 3: The 7-11 Committee further finds that the Sartorette Property should be leased for one or more of the acceptable uses set forth in the Recommendations in **Table-7** below to generate revenue to support the students and teachers of the District.

B. 7-11 Committee Recommendations

After extensive study of pertinent documents, receipt of public comment, and thoughtful deliberations, the Cambrian School District Surplus Property Advisory (7-11) Committee hereby makes the following recommendations ("Recommendations") to the District Board of Trustees:

TABLE-7	
7-11 COMMITTEE RECOMMENDATIONS	
RECOMMENDATION NO.	**DESCRIPTION**
Recommendation No. 1: Surplus Property Declaration	The 7-11 Committee recommends that the Board declare the Sartorette Property as: 1. Not currently needed for school or other District purposes; and 2. Surplus to the District's needs; and 3. Suitable for leasing, in whole or in part, in accordance with the priority acceptable uses specified below.

TABLE-7	
7-11 COMMITTEE RECOMMENDATIONS	
RECOMMENDATION NO.	**DESCRIPTION**
Recommendation No. 2: Preferred Acceptable Uses of Sartorette	The 7-11 Committee recommends that the Board pursue a lease of Sartorette that: 1. First prioritizes childcare and/or youth-serving educational uses; and 2. Then prioritize one or more of the following uses (in no particular order): • Joint Use/Public Agency Partnership/Civic Use; • Community Nonprofit / Civic Use; • Future District Educational Use; • District Direct Partial Use; and/or • Any other uses that benefit students and the community surrounding Sartorette and that are among the "Permissible Uses" deemed acceptable, as identified in Table 5 above.
Recommendation No. 3: Unacceptable Uses of Sartorette	The 7-11 Committee further recommends that the Board **NOT** lease Sartorette for any of the uses deemed "unacceptable," as specified in **Table-3, Table-4,** and **Table-5** above.

- Maintaining a dedicated webpage with project updates;
- Post signage at Sartorette directing residents to that webpage;
- Provide options for interested community members to subscribe to updates;
- Provide opportunities for neighboring community members to serve on advisory or other committees related to the use of Sartorette;
- Consider direct notification of nearby properties when significant actions or public meetings are scheduled; and/or
- Notify and collaborate with neighboring school districts and local agencies through Superintendents, school district groups, the City of San Jose's District 9 Schools group thread/portal, the City of San Jose Planning Department and/or the Town of Los Gatos Planning Department.

REVENUE GENERATION

The acceptable uses identified by the Committee are proposed so that the campus will be used in a manner that is compatible with the surrounding community and can be leased to generate much-needed revenue for the District's operations. As such, the Board is encouraged to prioritize the revenue that can be generated from the Sartorette Property when making decisions regarding proposed lease arrangements.

WORKFORCE HOUSING

The 7-11 Committee notes that the use of a portion of the Sartorette site was initially selected as a potential use to further consider. The selection of this use was supported by only seven (7) out of eleven (11) members of the Committee. Further, the Committee did not believe it had adequate information to fully assess the suitability of the Sartorette site for District workforce housing. However, some Committee members felt it important to note that the development of workforce housing for District teachers and staff would help the Cambrian School District close the salary gap for their teachers and staff and provide a viable method to attract and retain quality teachers and staff in a highly competitive housing and employment market. As noted, any such housing on the Sartorette Property should be limited to school district teachers and staff, including Cambrian and other surrounding school districts' workforce.

At least one Committee member and several members of the public expressed grave concern regarding the use of Sartorette for workforce and any type of multi-family residential development.

Based on this mixed feedback, the Committee concluded that any future consideration of a workforce housing project on the Sartorette Property should begin with a feasibility assessment. The assessment process should include substantial public engagement and opportunities for the Sartorette and broader surrounding neighborhood communities to review, understand, and provide input on the proposal before any approval is granted.

NON-COMPETITIVE USES

Some members of the Committee felt it important to clarify for the Board that any use of the property should not have a negative financial impact on the District and should not compete, interfere with, or detract from the programs and operations of the District.

TABLE-5 (FULL LIST)		
PERMISSIBLE USES UNDER PUBLIC-QUASI PUBLIC ZONING	**TYPE OF PERMIT REQUIRED**	**COMMITTEE VOTE COUNT**
Banquet facility	Planning Director Decision — Public Hearing	6
Health club, gymnasium	Planning Director Decision — Public Hearing	6
Office, medical	Planning Director Decision — Public Hearing	6
Outdoor vending, fresh fruits, and vegetables	No Discretionary Permit Required	6
Theater, indoor	Planning Director Decision — Public Hearing	6
Veterinary clinic	Planning Director Decision — Public Hearing	6
Caterer	Planning Director Decision — Public Hearing	5
Outdoor vending	Administrative Permit Required — Staff Decision	5
Television, radio studios without antenna/dishes	Planning Director Decision — Public Hearing	5
Utility facilities, excluding corporation yards, storage or repair yards and warehouses	Planning Director Decision — Public Hearing	5
Wireless communication antenna	Planning Director Decision — Public Hearing	5
Wireless communication antenna, building mounted	No Discretionary Permit Required	5
Wireless communication antenna, slimline monopole	Planning Director Decision — Public Hearing	5
Community television antenna systems	Planning Director Decision — Public Hearing	4
Residential care facility for seven or more persons	Planning Director Decision — Public Hearing	4
Solar photovoltaic system	No Discretionary Permit Required	4
Theater, outdoor	Planning Director Decision — Public Hearing	4
Utility facilities including corporation yards, storage or repair yards and warehouses	Planning Director Decision — Public Hearing	4
Construction/corporation yard associated with public, quasi-public or assembly use or transportation or utility use	Planning Director Decision — Public Hearing	3
Neighborhood agriculture	No Discretionary Permit Required	3

TABLE-5 (FULL LIST)		
PERMISSIBLE USES UNDER PUBLIC-QUASI PUBLIC ZONING	**TYPE OF PERMIT REQUIRED**	**COMMITTEE VOTE COUNT**
Nursery, plant	No Discretionary Permit Required	3
School, driving, Class C & M license	Planning Director Decision — Public Hearing	3
Stand-by/backup facilities that do not exceed noise or air standards	Administrative Permit Required — Staff Decision	3
Animal boarding indoor and Animal Grooming	Planning Director Decision — Public Hearing	2
Automatic teller machine	Planning Director Decision — Public Hearing	2
Drive-through uses in conjunction with any use	Planning Director Decision — Public Hearing	2
Emergency ambulance service	Planning Director Decision — Public Hearing	2
Historic landmark structure reuse	Planning Director Decision — Public Hearing	2
Hospital/in-patient facility	Planning Director Decision — Public Hearing	2
Hotel supportive housing	Planning Director Decision — Public Hearing	2
Private electrical power generation facility	Planning Director Decision — Public Hearing	2
Reverse vending machine, used bottles, etc.	Administrative Permit Required — Staff Decision	2
Short term parking lot for uses or events other than on-site	Planning Director Decision — Public Hearing	2
Stand-by/backup facilities that do exceed noise or air standards	Planning Director Decision — Public Hearing	2
Co-generation facility	Planning Director Decision — Public Hearing	1
Commercial vehicle storage	Planning Director Decision — Public Hearing	1
Common carrier depot	Planning Director Decision — Public Hearing	1
Emergency residential shelter outside	No Discretionary Permit Required	1
Emergency residential shelter outside of Airport Influence Area, more than 150 beds	Planning Director Decision — Public Hearing	1
Emergency residential shelter within Airport Influence Area	Planning Director Decision — Public Hearing	1
Food, beverages, and groceries	Planning Director Decision — Public Hearing	1

TABLE-5 (FULL LIST)		
PERMISSIBLE USES UNDER PUBLIC-QUASI PUBLIC ZONING	**TYPE OF PERMIT REQUIRED**	**COMMITTEE VOTE COUNT**
Fuel service station or charge station with incidental service and repair	Planning Director Decision — Public Hearing	1
Fuel service station or charge station, no incidental service or repair	Planning Director Decision — Public Hearing	1
Permanent supportive housing	No Discretionary Permit Required	1
Stadium, 2,000 seats or fewer	Planning Director Decision — Public Hearing	1
Stadium, more than 2,000 seats	Planning Director Decision — Public Hearing	1
Temporary stand-by/backup	No Discretionary Permit Required	1
Airport Influence Area, 150 beds or fewer	No Discretionary Permit Required	0
Aquaculture, aquaponics, and hydroponics	Planning Director Decision — Public Hearing	0
Cemetery	Planning Director Decision — Public Hearing	0
Fuel cells	No Discretionary Permit Required	0

EXHIBIT G
District Option Area

