

JEFFERSON UNION HIGH SCHOOL DISTRICT

REPORT FROM THE DISTRICT'S
REAL PROPERTY ADVISORY COMMITTEE

OCTOBER 4, 2021

Executive Summary

The Jefferson Union High School District Board of Trustees (“Board”) convened a Surplus Property Advisory Committee (“7-11 Committee” or “Committee”) that met on August 23, August 30, September 13, September 20, and October 4, 2021. The Committee found that the Jefferson Union High School District (“District”) has sufficient space at Jefferson High School, Oceana High School, Terra Nova High School, Thornton High School, and Westmoor High School to house District students beginning in the 2021-22 school year and beyond.

The Committee concluded that current enrollment data and future projections clearly support a recommendation to the Board to declare the Serramonte Del Rey site surplus to the District’s educational needs. The 7-11 Committee is also recommending that acceptable uses of the Serramonte Del Rey site include housing, open space, and retail, as well as spaces that foster educational opportunities, community engagement (e.g., garden, farmer’s market, food trucks), and recognize diversity in the community (e.g., cultural activities, honor native peoples).

Purpose of the Committee

On February 23, 2021, the Board took action to authorize the formation of a 7-11 Committee and on August 17, 2021 the Board adopted a resolution establishing the committee and appointing its members. Both action items outlined that the purpose of the committee would be to consider and make a recommendation as to whether the Serramonte Del Rey site should be declared surplus and to recommend possible acceptable uses of the site based on the Board’s desire to pursue potential land leases.

Committee Membership

Seven Committee members were appointed by the Board at its August 17, 2021 meeting.

As required by Education Code 17390, the membership of the 7-11 Committee was representative of all the following categories: (a) the ethnic, age group, and socioeconomic composition of the District; (b) the business community, such as store owners, managers, or supervisors; (c) landowners or renters, with preference to be given to representatives of neighborhood associations; (d) teachers; (e) administrators; (f) parents of students; and (g) persons with expertise in environmental impact, legal contracts, building codes, and land use planning, including, but not limited to knowledge of the zoning and other land use restriction of the cities or cities and counties in which surplus space and real property is located.

Member	Affiliate	Criteria
Adam Kubey	Certificated Employee, JUHSD	a, d
Rebecca Lugtu	Business Owner	a, b
Victoria Magbilang	Parent, Resident	a, c, f
Dennie Marengo	Thornton High School Principal	a, e
Ben Schaefer	Business Owner, Architect	a, b, g
Chris Tung	Parent	a, f
Jose Villalobos	Certificated Employee, JUHSD, Resident	a, c, d

Ben Schaefer served as chair of the committee and Jose Villalobos served as vice chair. Associate Superintendent Tina Van Raaphorst attended all meetings and provided the Committee with enrollment trends data, budget information, and other information relevant to the Committee’s work. Gina Beltramo, Deputy County Counsel, provided the committee with an overview of the Brown Act and the role of the 7-11 Committee at the first meeting. Representatives from District consultants Brookwood Group provided the Committee with information about the proposed uses of the Serramonte Del Rey site.

Charge to the Committee

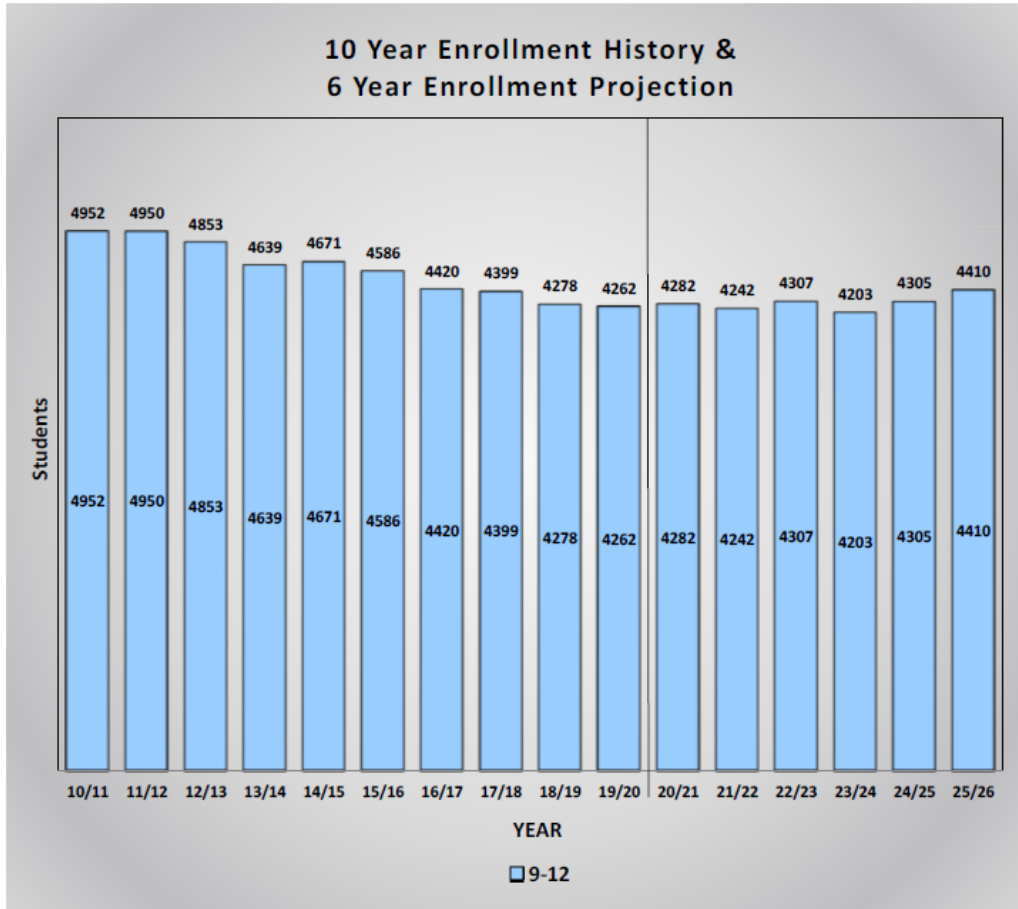
In accordance with the California Education Code, the committee was charged with the following duties:

1. Review projected enrollment figures to determine the amount of surplus space and real property.
2. Establish a priority list of uses of the surplus real property that will be acceptable to the community.
3. Circulate throughout the attendance area the priority list of surplus property and provide for a public hearing for community input to the committee regarding the acceptable uses for the surplus property. One such use could include the sale or lease of the surplus property for childcare development purposes pursuant to Education Code Section 17458.
4. Make a final determination on the “limits of tolerance” related to the uses of the surplus property.
5. Forward a report to the Governing Board recommending uses of surplus property.

At its second meeting the Committee reviewed District enrollment data and projections. Below is a chart prepared by School Works demographers demonstrating the yearly District enrollment and the projections for the future, as well as a link to the [full demographic report](#).

**Jefferson Union High School District
Demographic Study
2019/20**

10 Year Enrollment History and 6 Year Enrollment Projections



The Jefferson Union High School District has declined over the past ten (10) years from an enrollment of 4,952 in 2010/11 to the current enrollment of 4,262. This chart provides a summary of the last ten (10) years of historic enrollment and projected enrollment for the next six (6) years. The color blue represents the historic and projected enrollment for the high school grades 9-12. The entire District enrollment is shown at the top of each bar.



Given that the enrollment projections for 2021-22 at Jefferson, Oceana, Terra Nova, Thornton, and Westmoor High Schools all show additional capacity available at the sites, and taking into account the District enrollment trends, the 7-11 Committee concludes that the data justifies the recommendation to declare the Serramonte Del Rey site surplus.

The Committee also identified other considerations for the Board. The site is not currently providing much opportunity to the community in terms of K-12 education, however it has been used for other community purposes, including a garden, continuing adult education, COVID-19 testing, local organization events, and ceremonial and cultural events. The Committee encourages the Board to consider looking for opportunities that allow the community to continue to be served in these ways. The Committee also encourages the Board to consider ways to preserve or reproduce elements and/or purposes of the current garden in any future plans for the property.

A public hearing was held at the September 13 meeting. The notice for the public hearing was posted at all school sites, multiple community sites, on the District website, and sent out in the District newsletter. Additionally, notices for all 7-11 Committee meetings were emailed to community members who participated in past meetings about Serramonte Del Rey and/or asked to be notified about meetings on the topic. Four members of the public made comments during the meeting. In summary, the community members expressed:

- A desire to maintain the current garden to be used by the community as is
- Concern about housing density in Daly City
- Concern the amount of affordable housing being proposed is not sufficient
- Loss of land for indigenous use/ceremony/engagement
- Advocacy for a cultural/community center for native peoples
- Loss of agricultural capacity and education
- A desire for public access to green space
- Concern about traffic patterns and where residents will park

At the third and fourth meetings, the Committee discussed acceptable uses and unacceptable uses for the Serramonte Del Rey site. At the fifth meeting, a draft version of the report was discussed publicly. The Committee agreed to recommend to the Board the following acceptable uses of the site:

Acceptable Uses
Housing (consider increasing allotment of affordable housing above city’s minimum requirements)
Open/public space, including meeting public needs for accessing these facilities (restrooms, ADA, etc.)
Community garden, including promoting gardening education and youth learning
Community engagement
Retail (focus on small, local businesses)
Educational opportunities not related to the District (e.g., pre-school)

Opportunities to recognize diversity in the community (e.g., cultural activities, honor native peoples)

Reinvesting in the community (e.g., jobs for residents, organizations which partner with the community)

Committee members also agreed to recommend the following unacceptable uses of the Serramonte Del Rey site:

Unacceptable Uses
Any use that will cause pollution or harm the environment
Organizations that are contrary to the values of the school district
Any use that would hinder common modes of transport used by community members (pedestrian, bicycle, vehicular, public transit)
Non-integrated parking (e.g., large open parking lots)

Based on the agreed upon acceptable and unacceptable uses of the Serramonte Del Rey site, the 7-11 Committee recommends that the greatest priority for use of the Serramonte Del Rey site be:

- Housing, including affordable units
- Public open space and semi-private open space for new residents
- Neighborhood-serving retail
- Community space (community garden, community center, parks/playgrounds, etc.)
- Educational opportunities (e.g. preschool)

Attachments:

1. 7-11 Committee meeting minutes from August 23, 2021
2. 7-11 Committee meeting minutes from August 30, 2021
3. 7-11 Committee meeting minutes from September 13, 2021
4. 7-11 Committee meeting minutes from September 20, 2021
5. 7-11 Committee meeting minutes from October 4, 2021 (unapproved)

JEFFERSON UNION HIGH SCHOOL DISTRICT
MINUTES FOR 7-11 ADVISORY COMMITTEE MEETING
REMOTE - NO PHYSICAL LOCATION
FIRST MEETING MONDAY, AUGUST 23, 2021 – 6:00-7:30 PM

1. CALL TO ORDER AND ROLL CALL

Minutes:

Called to order at 6:05 p.m.

All Committee Members present except Rebecca Lugtu who joined at 6:15 p.m.

2. ASSOCIATE SUPERINTENDENT WELCOME

Minutes:

Informational item, no action taken.

Associate Superintendent Van Raaphorst welcomed the Committee Members and each member introduced themselves.

3. PUBLIC COMMENT EXPLANATION

Minutes:

Informational item, no action taken.

Associate Superintendent Van Raaphorst reviewed the public comment process as outlined on the meeting agenda

4. APPROVAL OF AGENDA

The 7-11 District Advisory Committee reserves the right to change the order in which agenda items are discussed and/or acted upon at this meeting. Subject to further action by the Committee, the agenda for this meeting is to be approved as presented. Items may be added to this agenda for discussion or action only as permitted by the Brown Act.

Minutes:

Motion passed with a motion by Mr. Kubey and a second by Mr. Schaefer

VOTE: Yes Adam Kubey
Yes Rebecca Lugtu
Yes Victoria Magbilang
Yes Dennie Marengo
Yes Ben Schaefer
Yes Chris Tung
Yes Jose Villalobos

5. NON-AGENDA PUBLIC COMMENT

Minutes:

Public comment given by Sabrina Brennan, Dianne Lee, Eddy Holeman. No action taken.

6. DISTRICT LEGAL COUNSEL

- a. District Legal Counsel to Explain Purpose and Regulations Regarding the 7-11 Committee

District Legal Counsel will explain the following to the Committee:

- Purpose and Regulations regarding the 7-11 Committee
- Committee composition requirements
- Role of the committee
- Overview of the Brown Act

Minutes:

Informational item, no action taken.

Deputy County Counsel, Gina Beltramo, provided the committee with information about the purpose, regulations, and role of the committee and reviewed the key components of the Brown Act.

Public comment given by Sabrina Brennan, Eddy Holeman, Dianne Lee, Debbie Santiago.

7. DISCUSSION/ACTION

- a. Committee Chairperson Selection
- b. Committee Vice Chairperson Selection

Minutes:

Public comment given by Sabrina Brennan.

Motion was made by Mr. Tung and seconded by Ms. Magbilang to approve the slate of Mr. Schaefer as Chairperson and Mr. Kubey as Vice Chairperson.

Motion to amend the previous motion by Mr. Kubey and seconded by Ms. Magbilang.

VOTE: Yes Adam Kubey
Yes Rebecca Lugtu
Yes Victoria Magbilang
Yes Dennie Marengo
Yes Ben Schaefer
Yes Chris Tung
Yes Jose Villalobos

Motion was made by Mr. Kubey and seconded by Mr. Tung to approve the slate of Mr. Schaefer as Chairperson and Mr. Villalobos as Vice Chairperson.

VOTE: Yes Adam Kubey
Yes Rebecca Lugtu
Yes Victoria Magbilang
Yes Dennie Marengo
Yes Ben Schaefer
Yes Chris Tung
Yes Jose Villalobos

8. STAFF REPORT

- a. JUHSD Facilities Consideration Process and Overview
District staff will present to the Committee the meeting the overview of property considerations to help the 7-11 District Advisory Committee in their role of advising the

Board of Trustees regarding the use or disposition of school buildings, space, or property that is not needed for school purposes (Education Code Section 17388). Specifically,

- Purpose of development
- Method of site selection
- Current site uses
- Brief overview of proposed uses

Minutes:

Informational item, no action taken.

Associate Superintendent Van Raaphorst provided an overview of the proposed project and let the committee know that a future committee meeting will be devoted to a deeper exploration of this topic.

Public comment given by Eddy Holeman, Sabrina Brennan, Dianne Lee.

9. FUTURE MEETINGS

Minutes:

Discussion item, no action taken.

Committee discussed future meeting format, dates, and topics as follows:

Date	Topic
8/30/21	Demographics, site capacities
9/13/21	Full plan discussion and community input
9/20/21	Develop report
10/4/21	Review and approval of report

Public comment given by Sabrina Brennan, John Tu.

10. ADJOURNMENT

Minutes:

Passed with a motion by Mr. Kubey and a second by Mr. Tung. All approved. Adjourned at 7:45 p.m.

JEFFERSON UNION HIGH SCHOOL DISTRICT
MINUTES FOR 7-11 ADVISORY COMMITTEE MEETING
REMOTE - NO PHYSICAL LOCATION
SECOND MEETING TUESDAY, AUGUST 30, 2021 – 6:00-7:30 PM

1. CALL TO ORDER AND ROLL CALL

Minutes:

Chairperson Schaefer called the meeting order at 6:05.
All Committee members were present except Rebecca Lugtu.

2. NON-AGENDA PUBLIC COMMENT

Minutes:

Public comment was given by Eddy (no last name given) and Sabrina Brennan.

No action taken.

3. APPROVAL OF CONSENT AGENDA ITEMS

- a. Review and Approval of Order of Agenda
- b. Approval of the Minutes of the 7-11 Committee Meeting of August 23, 2021

Minutes:

Motion to approve the consent agenda passed with a motion by Ms. Magnilang and a second by Mr. Tung.

VOTE:

YES Adam Kubey
YES Victoria Magbilang
YES Dennie Marengo
YES Ben Schaefer
YES Chris Tung
YES Jose Villalobos

4. DISTRICT LEGAL COUNSEL

Minutes:

Deputy County Counsel Gina J. Beltramo provided the committee with an overview of the topics that will need to be covered in the committee's report to the JUHSD Board of Education.

Public Comment was given by Eddy (no last name given) and Sabrina Brennan.

Informational item, no action taken.

5. STAFF REPORT/DISCUSSION

Minutes:

Associate Superintendent Van Raaphorst provided the committee with a report about projected school enrollment and need, school site capacities, district funding, current uses of Serramonte Del Rey including the Garden and Head Start, and the relocation of JUHSD programs such as District offices and the Adult School.

Public Comment was given by Sabrina Brennan, John Tu, and Eddy (no last name given).

Informational item, no action taken.

6. FUTURE MEETINGS

Minutes:

The next meeting (Sept. 13, 2021) will involve a discussion of the Serramonte Del Rey development proposal.

Public Comment was given by Sabrina Brennan and Maryam Dadar.

Discussion item, no action taken.

7. ADJOURNMENT

Minutes:

Motion to adjourn the meeting passed with a motion by Mr. Villalobos and a second by Mr. Kubey. All approved. Adjourned at 8:00 p.m.

**JEFFERSON UNION HIGH SCHOOL DISTRICT
MINUTES FOR 7-11 ADVISORY COMMITTEE MEETING
REMOTE - NO PHYSICAL LOCATION
THIRD MEETING MONDAY, SEPT. 13, 2021 – 6:00 PM**

1. CALL TO ORDER AND ROLL CALL

Minutes:

Chairperson Schaefer called the meeting order at 6:00.

All Committee members were present.

2. NON-AGENDA PUBLIC COMMENT

Minutes:

None.

No action taken.

3. APPROVAL OF CONSENT AGENDA ITEMS

- a. Review and Approval of Order of Agenda
- b. Approval of the Minutes of the 7-11 Committee Meeting of August 30, 2021

Minutes:

Motion to approve the consent agenda passed with a motion by Dr. Morenco and a second by Mr. Tung.

VOTE:

YES	Adam Kubey
YES	Victoria Magbilang
YES	Dennie Marengo
YES	Ben Schaefer
YES	Chris Tung
YES	Jose Villalobos
YES	Rebecca Lugtu

4. PROPOSED USES OVERVIEW

Minutes:

Associate Superintendent Tina Van Raaphorst and Brookwood Advisors consultants Alan Katz, Chris White, and Bruce Fukuji provided details about the proposed uses of Serramonte Del Rey. The presentation included current land uses on the site and in the neighborhood, history of the site, proposed housing and amenities, pedestrian and bicycle safety measures, and descriptions of the project phases.

Public Comment was given by John Tu, Debbie Santiago, and Diane Lee.

Informational item, no action taken.

5. PUBLIC HEARING

Minutes:

The committee invited public input on the potential uses for the surplus property.

No public comment was given.

Informational item, no action taken.

6. STAFF REPORT

Minutes:

Associate Superintendent Van Raaphorst and District staff members Ed Lopez and Danielle Messer provided the committee with additional information about school enrollment and current uses of Serramonte Del Rey, specifically the community garden and site tenants.

Public comment was given by Dianne Lee, Debbie Santiago, and Sabrina Brennan.

Informational item, no action taken.

7. FUTURE MEETINGS

Minutes:

The next meeting (Sept. 20, 2021) will involve a discussion of drafting the 7-11 report.

Public Comment was given by Sabrina Brennan.

Discussion item, no action taken.

8. ADJOURNMENT

Minutes:

Motion to adjourn the meeting passed with a motion by Vice Chair Villalobos and a second by Mr. Kubey. All approved. Adjourned at 8:15 p.m.

JEFFERSON UNION HIGH SCHOOL DISTRICT
MINUTES FOR 7-11 ADVISORY COMMITTEE MEETING
REMOTE - NO PHYSICAL LOCATION
FOURTH MEETING MONDAY, SEPT. 20, 2021 – 6:00 PM

1. CALL TO ORDER AND ROLL CALL

Minutes:

Chairperson Schaefer called the meeting order at 6:02 p.m.

All Committee members were present except Mr. Kubey.

2. NON-AGENDA PUBLIC COMMENT

Minutes:

None.

No action taken.

3. APPROVAL OF CONSENT AGENDA ITEMS

- a. Review and Approval of Order of Agenda
- b. Approval of the Minutes of the 7-11 Committee Meeting of September 13, 2021

Minutes:

Motion to approve the consent agenda passed with a motion by Dr. Marengo and a second by Mr. Villalobos.

VOTE:

YES	Victoria Magbilang
YES	Dennie Marengo
YES	Ben Schaefer
YES	Chris Tung
YES	Jose Villalobos
YES	Rebecca Lugtu

4. PREPARATION OF 7-11 DISTRICT ADVISORY COMMITTEE REPORT TO THE JUHSD BOARD OF EDUCATION

Minutes:

Associate Superintendent Tina Van Raaphorst provided a 7-11 report template for the Committee to review and discuss. Ms. Van Raaphorst gave an overview of the format and content of the report template. The Committee discussed ideas for content to include and began drafting the report.

Public Comment was given by Debbie Santiago and Eddy (no last name given).

Informational item, no action taken.

5. FUTURE MEETINGS

Minutes:

The next meeting is scheduled for October 4, 2021. The topic to be discussed will be finalizing the report and sending it to the District Board. The October 4 meeting will be in-person at the District offices.

Discussion item, no action taken.

6. ADJOURNMENT

Minutes:

Motion to adjourn the meeting passed with a motion by Vice Chair Villalobos and a second by Dr. Marengo. All approved. Adjourned at 7:45 p.m.

JEFFERSON UNION HIGH SCHOOL DISTRICT
MINUTES FOR 7-11 ADVISORY COMMITTEE MEETING
SERRAMONTE DEL REY - 699 SERRAMONTE BLVD. ROOM 200, DALY CITY, CA 94015
FIFTH MEETING MONDAY, OCT. 4, 2021 – 6:00 PM

1. CALL TO ORDER AND ROLL CALL

Minutes:

Chairperson Schaefer called the meeting order at 6:00 p.m.

All Committee members were present except Vice Chair Jose Villalobos.

2. NON-AGENDA PUBLIC COMMENT

Minutes:

Public Comment was given by Sabrina Brennan and Erick Campbell.

No action taken.

3. APPROVAL OF CONSENT AGENDA ITEMS

- a. Review and Approval of Order of Agenda
- b. Approval of the Minutes of the 7-11 Committee Meeting of September 20, 2021

Minutes:

Motion to approve the agenda passed with a motion by Adam Kubey and a second by Victoria Magbilang.

VOTE:

YES Victoria Magbilang
YES Dennie Marengo
YES Ben Schaefer
YES Chris Tung
YES Rebecca Lugtu
YES Adam Kubey

Motion to approve the September 20, 2021 Minutes passed with a motion by Chris Tung and a second by Adam Kubey.

VOTE:

YES Victoria Magbilang
YES Dennie Marengo
YES Ben Schaefer
YES Chris Tung
YES Rebecca Lugtu
YES Adam Kubey

Public Comment was given by Sabrina Brennan.

4. REVIEW AND APPROVAL OF 7-11 DISTRICT ADVISORY COMMITTEE REPORT TO THE JUHSD BOARD OF EDUCATION

Minutes:

Associate Superintendent Tina Van Raaphorst presented the report drafted by the Committee at their last meeting (Sept. 20, 2021) for discussion.

Public Comment was given by Sabrina Brennan.

Motion to approve the 7/11 District Advisory Committee Report to the JUHSD Board of Education passed with a motion by Adam Kubey and a second by Chris Tung.

VOTE:

YES	Victoria Magbilang
YES	Dennie Marengo
YES	Ben Schaefer
YES	Chris Tung
YES	Rebecca Lugtu
YES	Adam Kubey

5. ADJOURNMENT

Minutes:

Motion to adjourn the meeting passed with a motion by Victoria Magbilang and a second by Rebecca Lugtu. All approved. Adjourned at 6:50 p.m.