

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

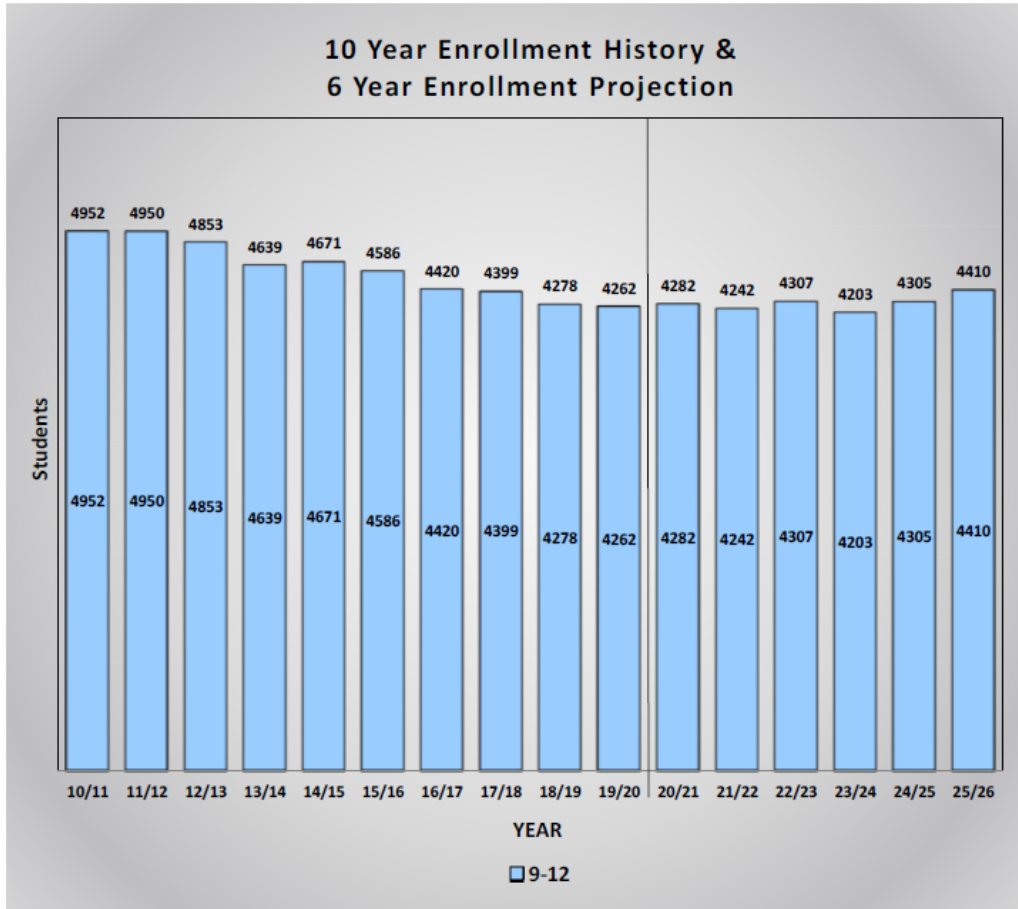
In accordance with the California Education Code, the committee was charged with the following duties:

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
Community garden
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
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.)
- Pre-school

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)