

## DISTRICT SURPLUS FACILITIES (7-11) ADVISORY COMMITTEE

January 22, 2018

The District Surplus Facilities (7-11) Advisory Committee of the San Bruno Park School District held its eighth meeting on January 22, 2018 at the Allen Elementary School, 875 West Angus Avenue, San Bruno, CA 94066.

The meeting was called to order at 7:01 PM.

The following District members were present:

Stella Kemp, Ed.D., Superintendent  
Wendy Richard, Associate Superintendent Business Services  
Leigh Schwartz, Assistant Superintendent Special Services and Human Resources  
Kit Cosgriff, Principal, Allen Elementary  
Jeanne Elliott, Principal, El Crystal Elementary  
Colleen Hennessy, Principal, Rollingwood Elementary

The following Committee members were present:

Wendy Al-Mukdad, Leo Alvarez, Kerry Burns, Kathy Cannon, Teri Chavez, Raul Gomez, Paul Linden, Alejandra Meza, Judith Puccini, Christine Sonnenburg, Denis Vorrises

Committee Resource: Marilyn Cleveland, Esq., DWK Attorneys at Law

Eighty-five people signed the register.

### **APPROVAL OF MINUTES FOR JANUARY 8, 2018**

Ms. Chavez made a motion to move the approval of minutes of January 8, 2018 to the January 29, 2018 meeting for further review, seconded by Mr. Gomez. The vote carried 11-0-0 with all voting yes.

### **PUBLIC HEARING REGARDING THE DRAFT REPORT OF THE COMMITTEE**

Ms. Al-Mukdad read an overview of the process of the 7-11 Committee and the finding and recommendations of the Committee. On February 22, 2017 the District Board of Education adopted all the recommendations of the Budget Advisory Committee for actions to increase district revenue, including further investigation of planning for restricting of schools and continued discussions to retain intra enrollment. This included the recommendation from the

County Fiscal Oversight Advisory with consolidating in order to right size the district to four elementary schools. Prior to the Board of Education making a determination that real property of the district is surplus to the district's needs, Education Code Section 17387 requires that the District Board of Education appoint a District Advisory Committee (7-11). The education code requires that the committee members represent a specified component of the community. The committee is required to hold a public hearing to receive community input on acceptable uses of space and/or property. On September 27, 2017, the Governing Board decided to form a new District Surplus Facilities (7-11) Advisory Committee consistent with the requirements of the education code. The Board charged the committee with recommendations to the Board for the closure/consolidation of two schools and surplussing of district property. Members include past and present parents (some former students), volunteers from Allen, Belle Air, El Crystal, John Muir, Rollingwood, Portola and Parkside, along with Capuchino High School. Other notable members include Belle Air's new principal, Leo Alvarez, and Kerry Burns, City of San Bruno Community Services Department.

A team of experts were made available to the committee to assist in their deliberations:

- Marilyn Cleveland, Attorney with Dannis Woliver & Kelly
- Marcus Hibser, Architect with HY Architects
- Todd Lee, Contractor with Greystone West
- Tom Shannon, Property Consultant with Enshallah Inc.
- Paul Disario, Facilities Consultant
- Wendy Richard, Associate Superintendent Business Services
- Nancy Kraus, Public Relations Consultant

The committee met seven times before this public hearing and considered extensive information about the district:

- Current and future needs
- District past, current and future enrollment
- District capacity to house students
- Real property and other resources
- Site visits were done within district and some at schools outside the district
- SBPSD website has a link for the committee's meetings and materials
- Prior 7-11 Committee Reports from 2005 and 2013 were reviewed
- Facilities assessment from 2013
- Enrollments trends 2014 through 2027
- Attendance boundaries and maps of where students actually attend schools
- Interdistricts out by school and grade level
- Open enrollment data by school

Schools were divided into two groups based on their geographic distribution:

Hills

John Muir

Portola

Rollingwood

Flatlands

Allen

Belle Air

El Crystal

The committee worked hard with collegiality during this process. The committee decided that only one school in the flatlands could be considered for closure due to social justice and walkability factors.

The draft report contains further results and recommendations:

Sufficient schools are Allen, Belle Air, John Muir, Portola and Parkside

Declare surplus: El Crystal (closure by 6/30/18) and Rollingwood (closure by 6/30/20)

Recommendation of 2013 committee to sell Hesselgren and District Office as surplus property

Relocate Kindergarten to Allen

Relocate Pre-Kindergarten and District Office staff to location not stated

Report is available for review on District website and at District Office.

Ms. Higuera, Rollingwood teacher and San Bruno resident, spoke about concerns with traffic issues in Portola neighborhood due to increased student attendance. She is concerned with safety in the event of emergency; hard to get out of neighborhood due to bottleneck issue.

Ms. Robinson, John Muir and Rollingwood parent, thanked committee for their time. These are difficult decisions with no easy answers. Timeline of 2020 is very aggressive for second school closure, urged committee to relook at their decision and supporting documents with regard to Portola and Rollingwood. Review scores again; Rollingwood scored higher. With increased enrollment in flatlands, Rollingwood is closer than Portola.

Ms. Roberts, Allen and Hugs Hangout parent, thank you to committee and thoughtful process. She is appreciative of equity and social justice concerns. Every child deserves a quality education. Early learning childcare is important to all families. Hopeful, that finding a space for this program is a priority for the District so as not to lose childcare in District.

Ms. Lucchesi, Rollingwood parent, thank you to committee. She addressed the issue of Rollingwood's budget of a \$40 million project as opposed to \$11 million project in 2013. How did this happen? There is lack of documentation supporting this plan and encouraged committee

to review. Rollingwood has ability to expand parking lot for increased attendance. Access to Rollingwood is easier from Highways 280 and 101. She encouraged the committee to hold off voting on second school until more accurate information is brought forward.

Mr. Lucchesi, Rollingwood grandparent, spoke about the reality of raising bay levels and low-lying areas of the Bay Area. No thought given on this issue by architect or this committee. The bay will raise a minimum of three feet, possibly six feet, by the year 2100. This gradual rise will have a huge impact on homes and properties in low lying areas much earlier than that. Many homes currently have sump pumps. He believes it would be irresponsible to sell Rollingwood property regardless of whether used for a school, park or other purpose. Supporting information can be found in the San Francisco Chronicles 2016 series "Sea Level Rise in Bay Area." Why not consider outside the box and make schools K-8 in entire district.

Mr. Graven, San Bruno resident, happy to see education stay up-to-date. He believes committee should revote due to close outcome. A public cost benefit report for all to see should be brought forward with estimated costs. Lack of official up-to-date estimates during the decision making process is concerning. Neighborhoods surrounding schools benefit greatly. Neighborhoods for Rollingwood and Portola will change dramatically if either school closes. The addition of new home development will dramatically affect home owners' equity or other factors in their homes and immediate neighborhood. A traffic study should be completed to address the issues to either Portola or Rollingwood before any decision is made.

Ms. Kertsholt-Molloy, Rollingwood teacher and San Bruno resident, commented that the committee needs to fully understand the traffic issues, there is sufficient space at Rollingwood and it's in close proximity to 280 and 101.

Ms. Duran, Hugs Hangout parent, spoke about mixture of diverse community at the Hugs Hangout, which is on the Hesselgren site. The daycare has no website, but continually has enrollment to capacity.

Ms. Droege, Rollingwood Office Manager and San Bruno resident, does not want to pit schools against each other, but spoke about Rollingwood's history in San Bruno. Portola site has not always been in the District.

Mr. Foy, SBPSD parent, during an informal Q&A session at Rollingwood, several people inquired about traffic issues at Portola. Urged committee to take into consideration traffic issues along with local and state input. Campuses need to be accessible for prime growth. Portola site will need to rely on outside forces such as bussing student to make it accessible for 400-600 students each day to attend school.

Ms. Gomez, Portola parent, thanked the committee. She said that per the recommendation on the CDE website, documents for school consolidation, the committee looked at the eleven of the categories suggested. At the January 8 meeting she spoke about documents posted online that could be misleading:

- Student enrollment figures document failed to show students transferring out of Portola were 5<sup>th</sup> grade students seeking private schools. Also, 30 students transferred out due to failed plan of adding a third Kindergarten class, which did not happen.
- Traffic safety issues the City and San Bruno Community Foundation have invested \$55,000 to help with this. In addition, Highlands Christian School transports their students from the bottom of the hill in busses.
- Portola currently has five vacant classrooms.
- Field irrigation issues have been fixed at Portola
- Storms two years ago caused Rollingwood to flood.
- When Crestmoor closed, the only two apartment complexes in Portola neighborhood were designated to Rollingwood
- Portola enrollments continue to grow

Ms. Stevenson spoke about the chart showing number of students within school boundaries. Rollingwood contains some lower numbers as that is the intention due to special day classes at the school. Students were also turned away from Rollingwood this year. The chart indicates that many flatland students do not attend their home school. For example, 119 Allen students have approved transfers to the hill schools. She asked a question for the Governing Board, if El Crystal closes, those families will also choose a hill school which leaves John Muir absorbing more students. What is the impact when everyone wants to attend the hill schools? There should be clear clarification from the District on the "concierge policy" that has been given to parents in the past when schools have closed. Will the overall transfer policy change? She asked the committee to look at updated estimates for modernizing facilities before making final decision and also asked that parents are provided with detailed information. Separate entrance for preschool at Rollingwood is advantageous to the District. Rollingwood is more traffic friendly, has a central location and has a side gate on the adjacent street for drop-offs to help avoid the parking lot. There is a bus stop at Rollingwood, which is important to many families. Most importantly, she asked that a second school closure not be identified at this time. One suggestion, build a new school on the Engvall site and move both Portola and Rollingwood there.

Ms. Hayes, El Crystal parent, her child was displaced from Portola to El Crystal. How will this work with some children already displaced and now needing to return to home schools? What is the plan for the STEM program?

Ms. Vanderlugt, Allen parent, appreciated the committee's work on social justice aspect. Many people walk to school. Walking or bussing to Portola is unthinkable. Encourage all to come together as one community. Childcare at all schools needs to be adequate.

Ms. Wong, Portola parent, understands difficult decision. What are the modernization costs versus rebuilding? Rollingwood is on a large plot of land and is more desirable to developers. Growth for Portola is higher. Traffic is an issue at Portola, but Highlands Christian School starts later than Portola, so flow is good.

Mr. Zhou, El Crystal parent, would like to hear more about District's program as to where to send students. What is the transition plan with such short notice? Need more details and more time for this to happen.

Ms. Chu, Portola and Parkside parent, believes Rollingwood area streets are narrow. She agrees with decision of committee. Portola is a high-ranked school with higher scores. People look at this when deciding where to purchase a home. She believes a traffic study should be conducted.

Mr. Grab, El Crystal parent, commented on District's plan for the future. Do not sell El Crystal and District Office property, even if it closes. Looking at Sunnyvale's history, immense growth is taking place. Over last 30 years, they sold properties, but now they need them back. The year 2027 is the furthest out that committee reviewed, but that's not far enough. He understands the financial problem right now, but District needs to think of long-term plan.

Ms. Olson-Rodriguez, El Crystal parent and former student, she stated all options need to be exhausted before closing any schools. District needs to be transparent with how much money is needed. Possibly look to outside investors. What is the STEM program's plan of action for next year. What is the plan if proposed Bond is not passed? She understands change is needed, but wait to see if Bond passes before closing schools. There is lack of trust in the San Bruno community. Nervous with possible traffic issues at any school.

Mr. Durazo, San Bruno resident, values service of committee. He and his wife are having anxiety as to where they should send their child to school next year. Issues such as bond, parcel tax, teacher compensation, and school closure are bringing concerns. There is lack of clarity and details in District.

Ms. Bolls-Guillory, El Crystal parent, it is disheartening that El Crystal is on the chopping block. Please consider making STEM or STEAM available at all schools. We need progressive schools.

Ms. Curtner, John Muir and Parkside parent and SBEF President, stated he was a previous Crestmoor parent and PTA President there. He knows how unpleasant this experience is. He is impressed with the level of eloquence, thoughtfulness and respect being shown tonight. There are important concerns with issues such as traffic that need to be reviewed. The key goal is the betterment of San Bruno.

Ms. Fanara, El Crystal parent, disheartening to hear of El Crystal closure. Do not understand urgency to close by June 2018. She would like to see bond measure passed before any closure. If not passed, where is the money to rebuild? What is the plan of action? Please give students an explanation of what is to come.

Ms. Lin, Portola parent, concerned should the committee take another vote after the public hearing. Will they maintain objectivity? Is there a rating system to show all are making objective decisions?

Mr. Sanchez, El Crystal parent, understands that this is not a community driven decision, it is a County driven decision. What is the rush? Why not opt for a potential parcel tax? This decision to close two schools is driven by the County.

Ms. Al-Mukdad thanked the community for their input.

### **COMMUNICATION TO THE PUBLIC**

Dr. Kemp stated the next meeting of the District Surplus Facilities (7-11) Advisory Committee would be Monday, January 29, 2018 at 6:00 PM. The meeting will be held at the District Office.

### **CONFIRM FUTURE MEETING SCHEDULE**

January 29, 2018

February 5, 2018 (if needed)

February 21, 2018 ó Board Meeting to receive Committee Report

### **ADJOURNMENT**

Ms. Al-Mukdad adjourned the meeting at 8:24 PM.