



Cupertino Union School District

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Regular Virtual Meeting of the Surplus Property 7-11 Committee Tuesday, March 8, 2022 6:00 PM – 8:00 PM PST

Approved Minutes

1. CALL TO ORDER 6:01 PM by Richard Lowenthal, Chair Slide 1

2. WELCOME & ROLL CALL Slide 2
 - Committee Members are Identified in the Meeting - Ming Bao, Kelly Crosby, Sharon Fong, Tammy Fox, Siddharth Jain, Lili Li, Richard Lowenthal, Randy Shingai, Raj Singh, SiewMing Tang, Dean Tatsuno
 - Also in attendance:
Facilitator, Jacki Horejs
Chris Jew, CBO
Leslie Mains, Chief Engagement Officer
Clarissa Canady & Rachel Brilliant, DWK
Tina Bernal, Administrative Secretary to CBO

3. PUBLIC COMMENT GUIDELINES Slide 3
 - Facilitator Horejs reviewed guidelines for public comment

4. APPROVAL OF AGENDA Slide 4
 - There were no changes or additions to the Agenda
 - There were no public comments on this item
 - Motion to approve agenda as published by Kelly Crosby, second by Sharon Fong
 - Yes: Unanimous
 - Abstentions/Opposed: None

5. APPROVAL OF MINUTES FEBRUARY 8, 2022 Slide 5
 - There were no changes or additions to the Minutes
 - There were no public comments on this item
 - Motion to approve minutes as published by Lili Li, second by SiewMing Tang
 - Yes: Unanimous
 - Abstentions/Opposed: None

6. NON-AGENDA PUBLIC COMMENT Slide 6
 - There were three public comments; Jerry N., Grace S., Richard
 - Committee requested a summary of potential group lease space requirements
 - Chris shared that an RFP process (for a bid to lease) will occur once decisions are made by the Board on the disposition of the properties.

7. SUMMARY OF PROGRESS

Slide 7

- Chair Lowenthal reviewed the Summary of Progress to date.
- There was one public comment on this item; Caroline G.
- There was a motion from the Committee to approve the mission as is, with no consideration of sales of Regnart or Meyerholz by Randy Shingai and second by Lili Li.
 - Yes: Ming Bao, Kelly Crosby, Sharon Fong, Tammy Fox, Siddharth Jain, Lili Li, Richard Lowenthal, Randy Shingai, SiewMing Tang, Dean Tatsuno.
 - Abstentions: Raj
 - Opposed: None
- DWK clarified workforce housing is not subject to 7-11 Committee. Board of Education can make that decision at any point in time.
- Committee should decide if a ground lease with demolition of school buildings is an option or not.
- Committee is only advisory and will make a recommendation to the Board. Ultimately, the Board of Education will make final decision.
- **Committee requested to add definitions and more detail to Summary of Progress.**

8. STAFF REPORT/DISCUSSION

Slide 8-16

- Committee - clarifying questions/comments:
 - DWK reviewed Table of Encumbrances – Regnart & District Office
 1. Tenant(s) would need to pick-up long-term maintenance costs if City agreement is terminated.
 2. District could negotiate contract with City to reduce City usage for weekdays etc. if a tenant needs the space.
 3. Mary Ave Lease - Term of lease until 2033, with right to terminate every 5 years. District must give written notice one year prior to termination. There is an opportunity to give notice in April 2022 to terminate agreement in April 2023. District is looking at potentially negotiating other terms. **Committee requests update at next meeting.**
 - Chris reviewed District Office Needs
 1. approx. 20,000 sf (does not include CEEF) + 56 parking spaces
 2. Regnart 53,924 sf
 3. Meyerholz 57,000 sf with 480 sf leased modular buildings
 4. **Committee requests how much sf is needed for combined District Office (TRC/Lawson, Operations, DO and parking spots)**
 - DWK reviewed Current Zoning & Acceptable Uses
 1. School Districts are generally exempt from zoning and can be used for District needs including a District Office.
 2. Current zoning for Regnart & Meyerholz would allow for continued Public Building type activities consistent with as-is lease options at sites.
 3. Montebello Historical Site designation. Does not impede ability to sell.
 4. **Committee needs to understand District Kitchen requirements.**
 5. **Committee requests table of permissible activities for zoning requirements of each location. DWK**
 6. **Committee requests additional information on Montebello regarding historical site designation, can we declare non-historical now? and potential sale restrictions. DWK**
 7. There was one public comments on this item; Richard.

- Chris reviewed current list of interested tenants by category – **Tabled for next meeting**
 1. **Committee asked for definitions for categories and which work with current zoning. DWK**
 2. **Committee requests action at the next meeting to elect to leave zoning as is and not make any changes to zoning.**
- DWK Sample Board Recommendations – **Tabled for next meeting**
- Unanswered Questions – **Tabled for next meeting**

9. COMMUNITY OUTREACH

Slide 17

- Chair Lowenthal asked what we are doing to inform community about meetings?
 - Posted on CUSD website, Posted on Parent Square, Posted at Schools & District Office, Posted at local Public Libraries and other local agencies.
 - For future, things to consider: school blogs, social media, community/public around schools closing, CUSD website citizens who subscribed to District notices, Next Door/What's App?, collecting feedback from community
- Committee - clarifying questions/comments
 - Community input on DO moving to a school location
 - **Community Engagement - Committee requested a list of what has been done or can be done to publicize meetings to neighbors of the schools beyond the parent community, DWK clarified that it is a joint solution of District and Committee for future action**
- There were no public comments on this item.

10. ACTION ITEMS

Slide 18

- Motion to continue meeting virtually for the next 30 days (Resolution 2022-1) by Kelly Crosby, second by Sharon Fong
- There were no clarifying questions from the Committee
- There were no public comments on this item
- Yes: Unanimous
- Abstentions/Opposed: None

11. ADJOURNMENT 8:10pm

Slide 19

- Motion by Raj Singh, second by Kelly Crosby
- Yes: Unanimous
- Abstentions/Opposed: None

12. AFFIDAVIT OF POSTING

- I, Tina Bernal, certify that on Wednesday, March 2, 2022, I caused to be posted a notice of the meeting of the Cupertino Union School District Surplus Property 7-11 Committee.