District Advisory Committee (DAC)
Chavez Elementary & El Camino Continuation High School Properties
Meeting Minutes
Wednesday, February 21, 2024 – 4:00 PM

COMMITTEE MEMBERS PRESENT:
Marco Sanchez
Gema Rodriguez
Sonia Linares
Jennifer Amador
Elizabeth Jaimes
Anthony Armendarez
David Olea
Fernando Salazar
Carlos Barajas
Martha Jauregui

COMMITTEE MEMBERS ABSENT:
Janet Kang

1. **PRELIMINARY**
   a. The meeting was called to order by Rob Jacobsen at 4:04 PM.
   b. Jennifer Sun took roll call and Rob declared that a quorum had been established and that the meeting can continue.

2. **PLEDGE OF ALLEGIANCE**
   Marco Sanchez led the group in the Pledge of Allegiance.

3. **PUBLIC COMMENTS**
   Rob Jacobsen briefly addressed the public that were in attendance and advised that the floor is open to public comments. There were a number of residents from the El Camino area in attendance and online who expressed concern about not receiving notification of the meetings, rumors of what will become of the El Camino property, as well as privacy, traffic and safety concerns. Some shared suggestions on what to do with the property.

4. **RECAP OF MEETING 2**
   a. Rob Jacobsen provided a handout to follow-up on information requested by the DAC and while going over the content, he provided the public with some information on the DAC's parameters and current status of providing an informal recommendation to the Board of Education (Board) with regard to the Chavez and El Camino properties.
   b. Martha Jauregui motioned to approve and adopt the January 31, 2024 Meeting Minutes and Sonia Linares seconded the motion. All were in favor of adopting the Minutes.

5. CONTINUED DAC DISCUSSION TO ESTABLISH A PRIORITY LIST OF POTENTIAL USES

Rob Jacobsen recommended starting with El Camino and stated that the goal with the remaining time is to create a draft list of priority use, create and post a draft report, have a public hearing, and then prepare the final report for Board review. He reminded the DAC that their current priorities were to sell for homes/townhomes and to lease for higher density residential and then opened the floor to the Committee.

Carlos Barajas spoke about leasing the property to an organization (community group) to run so that the District can keep it and use it as a source of income.

With no other comments, Rob motioned for the DAC to vote on the priority use items currently on the table: Single Family Homes – 6 for/4 oppose, Leasing to a Community Group – 3 for/7 oppose, Higher Density Residential (Apartments) – 1 for/9 oppose.

Gema Rodriguez stated that being that the property is a public asset, she would like the public to benefit from the lease or the sale and asked to think about senior or veteran housing which is a population with a fixed income that is in need as well. Based on the Regional Housing Needs Allocation (RHNA) numbers, there is a need for affordable housing.

David Olea stands firm on leasing the properties and Rob stated that the DAC needs to define the purpose. Rob reminded them that certain uses can be lease such as retail and higher density but other uses like single family homes would have to be a sale. David mentioned that daycare would be a great option. Elizabeth Jaimes shared that abatement would have to be done at the site in order for it to be licensed for preschool use. She also made comment regarding high luxury apartments as opposed to high density and Rob stated that, by definition, apartments are high density.

Sonia Linares shared thoughts on rezoning, costs to update, and community pushback and stands on single family housing with maybe some green space.

Martha Jauregui stated that she will continue to propose the sale of the property for homes.

Rob asked the DAC what they would not want to see and Sonia stated absolutely no apartments and no private school that could potentially take away from surrounding schools. David agreed on no other school that could take enrollment away from the District and asked if a single family home developer could be restricted from building 2-story homes. Rob advised that the recommendation from the DAC can specify single level homes but that it would be the County that would have say in that.

Marco Sanchez asked if there was any data on how long it would take to lease a property, keeping in mind the District's monthly cost to maintain it. Rob shared that leases would be structured where the lease income would be reflective of what the phase of development is. Typically you'll see a lease that will have an initial phase for a year or two where they're demolishing buildings and they're starting to build. Lease incomes are lower incomes until they get to the next phase. To even get there it would take the District another 6-8 months. He added that once we sell or lease, the duty to maintain can be transferred to the developer.

After further discussion about lease terms and general costs to maintain and update, Rob asked for another vote on the options as discussed. Four additional members voted for Leasing to a Community Group.

Single Family Homes 6 for/4 oppose	**Leasing to a Community Group (Not a School)** 7 for/3 oppose	**Higher Density Residential (Apartments)** 1 for/9 oppose
1. Sonia Linares 2. Jennifer Amador 3. Fernando Salazar 4. Marco Sanchez 5. Anthony Armendarez 6. Martha Jauregui	1. Carlos Barajas 2. Elizabeth Jaimes 3. Fernando Salazar 4. Sonia Linares 5. David Olea 6. Gema Rodriguez 7. Jennifer Amador	1. Gema Rodriguez

Carlos shared concern as to who would lease these properties with all of the stipulations the DAC wants. Rob shared that the District currently has vacant schools where there have been inquiries about using them as community centers, office space, etc. and depending on the zoning, it is often difficult to have those things happen. There is a school in the City of La Mirada where office space and college classes were both denied by the City. If you start making it very precise as to what it could be leased for, you might narrow the pool of who might even bid on it and you'd still have to get City and/or County to allow such use.

Rob asked if more time and information was needed for either property.

Martha shared her opinion regarding Chavez stating that with apartments and retail in its vicinity and Waite Middle School across the way, she feels it's better suited for a lease but she would like to see or hear more from realtors/developers on this property.

Sonia wanted to remind the DAC that because Chavez is considered an underserved tract by the US Census, there are a lot more options if we were to parcel out a section of it for community use and that with the use of available grants, the expense would not be entirely on the District.

Rob asked if there was anything that the DAC does not want at Chavez. David replied that he does not want to see the property sold and any form of housing. Carlos also added that he does not want housing either and no open park.

Rob asked for consensus on the following options for Chavez. Note that at this point Fernando Salazar was not present to vote.

a. **Lease for Market-Rate Apartments -** 3 for/6 oppose
    1. Marco Sanchez
    2. Martha Jauregui
    3. Anthony Armendarez
b. **Lease for Affordable Homes -** 3 for/6 oppose
    1. Gema Rodriguez
    2. Sonia Linares
    3. Anthony Armendarez
c. **No Housing -** 7 for/2 oppose
    1. Sonia Linares
    2. Jennifer Amador
    3. Elizabeth Jaimes
    4. Anthony Armendarez

5. Carlos Barajas
6. Marth Jauregui
7. David Olea

d. Sale of the Property

No votes

e. Park/Community Center/Some Retail

There was discussion regarding each criteria of this option as well as the use of the Auditorium. Estuardo Santillan advised that the cost to update/modernize the Excelsior Auditorium in 2014 was over $30 Million and that today the Chavez Auditorium would be around $20 Million but a consultant would have to be hired to reassess the costs. No one (0/9) agreed that the whole site should be one thing. By default, the option would be to parcel it.

Marco commented on the fiscal component of the maintenance responsibility of a park and/or community center and stated that costs would infulence and sway his vote. Rob advised that New River and Ramona are two sites that the District licenses to the City for use and that the City is obligated to maintain the sites and there is no cost to the District. The DAC asked for City input on this option and Rob advised that he would reach out.

f. Some Park Space - 6 for/3 oppose

1. Carlos Barajas
2. Elizabeth Jaimes
3. Jennifer Amador
4. Sonia Linares
5. Gema Rodriguez
6. David Olea

Rob advised that he will be drafting a report based on this input and that the District will make greater efforts so that the Whittier and Norwalk communities are fully aware. He also advised that there would not be a public hearing at the next meeting.

There was some discussion to recap the priorities for the Keese property.

Rob advised that on the next agenda there will be discussion on how many more meetings are needed and what is needed to support the DAC.

6. ADJOURNMENT

Rob Jacobsen adjourned the meeting at 7:01 PM.