

OCEAN VIEW SCHOOL DISTRICT  
Huntington Beach, CA 92647

**APPROVED**

DISTRICT ADVISORY COMMITTEE (7-11 COMMITTEE)

Thursday, May 16, 2024

7:00 p.m.

District Board Room

Minutes

**1.0 Pledge of Allegiance / Welcome / Introduction / Roll Call (Establishment of Quorum)**

Chairperson Stephanie Green called the meeting to order at 7:00 p.m. The Pledge of Allegiance was led by Stephanie Green. Stephanie welcomed all and held a verbal roll call. In attendance were Scott Chambers, Katie Cox, Stephanie Green, Casey Harelson, Steve Letcher, Jason McKewen, Keeley Pratt, Ellen Riley, and Tanysia Sanchez. Alana Cooper and Darian Radac were unable to attend. A quorum was met.

Representing the District were Keith Farrow, Assistant Superintendent, Administrative Services.

**2.0 Public Comments**

There were no public comments.

**3.0 Approval of Minutes – May 8, 2024**

Katie Cox moved and Tanysia Sanchez seconded the approval of the Minutes of May 8, 2024. Minutes were approved by members of the Committee, with Jason McKewen abstaining.

**4.0 Discussion of Prior Information Provided to Committee**

Keith leaving the meeting. Important that the Committee is representing the community and should be able to run the meeting without District input.

Questions from May 8, 2024: Start with Measure R projects – what liked/not liked. The Committee is not there to consolidate or close schools. The Committee looks at surplus properties and makes suggestions that may be able to find funding that would fund some capital improvements needed in the District. The job of the Committee is not to recommend consolidation/closure of a school. Don't need to spend much time on schools that are already operating.

**5.0 Committee-Led Review of Status of Properties Under Consideration and Financial Status**

It was moved by Katie Cox and seconded by Casey Harelson to “keep as is” the current open properties (14) for 2024-2025:

**Circle View, College View, Golden View, Harbour View, Hope View, Lake View, Marine View, Mesa View, Oak View, Oak View Preschool, Star View, Village View, Vista View, and Westmont.** All members agreed.

Discussion about the members who will need to abstain.

**Crest View** – Walmart and 3 out pad parcels

Requests:

- Value? Estimate of what it would sell for?
- Are we in a position to approach them for a sale?
- Asking for a parcel map of the four separate parcels.
- Lease term – length an issue?
- Can we sell the existing 4 parcels separately?

**Rancho View** – Lowes (old little league fields)

Requests:

- Double the lease amount of Walmart
- Tire and Carl's Jr. are subleases of Lowes
- Options – Initial 25 and 8 five-year options
- Would like to see the Ground Lease
- Current value?

*Sidebar:* Interest in finding out more about the City's interest in finding more well water sites. Need an area for a pump site. Takes about 6-9 months to drill. They need to make up 15%. Opportunity to explore a possible sublease with the City for a drill site. Environmental impact and quality of the water – look into finding out more information. Possible recommendation could be a split/sublease a portion of the property to City. Possible recommendation: Keep as is, and then sublease/subdivide the parcel. A sale could pay the District's debt (C.O.P.s), but the Board could make another decision with the proceeds.

**MOT/Central Kitchen** – Tanysia Sanchez made a motion and Steve Letcher seconded the motion to “keep as is” the Maintenance/Transportation/Central Kitchen area.

**Rancho View** (Lowes) – need more information

**Crest View** (Walmart + 3) – need more information

Thoughts on **Spring View**: District Office moving to Spring View. A good move based on information presented at the last meeting of Charter Schools. Discussion on the Gymnasium/field space – opportunity to split off the gymnasium and field space and make available for public use – does that negate the court order? Boys and Girls Club opportunities. Did the status change since the Board closed the school?

**Lark View** – question about what will happen to this site. Same with **Sun View**.

**Park View** – demolished the building. Now used for Ocean View Little League. Keep an eye on the green space where the building was. AYSO has space. The problem is lights for AYSO. Steve Letcher moved to keep Park View “as is” and it was seconded by Jason McEwen. Approved by all.

**Lark View and Pleasant View** – Comment: Doesn't want to see these sites sit empty. Dr. Conroy said they were in talks for potential lessees. **Lark View** – raze this site and make it a sports complex, not enough space for fields and parking. Boys and Girls Club may have an

interest. The District has had pushback from parents regarding busing children off site. Using Lark View may alleviate this problem. Discussion of possible senior living or OVSD employee housing. Questions about Lark View: has there ever been an adult school, university interested in renting, leasing a property? Charter school request – the District can put them where they want not based on the request.

**Pleasant View** – operates as storage. It used to be the fee-based preschool, Special Education. Request for a parcel map for Pleasant View. Close to the freeway may be advantageous to housing. Close to Westmont. Leaning toward coming up with something creative. Maintenance of this site is expensive. Pleasant View sits there and costs money. Don't see a need to open this site for a school. Look at doing a "risk/reward" – cost to maintain versus sale. Reminder of Naylor Act must keep portion as green space. Developers would be interested based on the location to the freeway. Request for the zoning of this site. District not interested in solar. Request for information on the number of years the property has been vacant and in relation to Naylor Act.

The Capital Improvements list was requested for 15 years prior. Capital Needs list would be future needs.

*Homework:* Look into the schools that are left on the list. Tackle the remaining properties next week: get more information and questions answered. Possibly a field trip in the near future to Pleasant View.

**Meadow View:** Casey Harelson recused himself.

Keep it as is but give it a paint job. The site looks very bad.

Question about leased properties: Request: Is OVSD spending any money to maintain it? How much is the District spending? Discussion of competition with the Lessees and our public schools. Request to see the Leases and Lease History.

Is a Martial Arts school subleasing?

## **6.0 Comments from Committee Members**

None.

## **7.0 Public Comments**

One public comment: Thank you to the Committee. I like the Spring View ideas – A real problem with after school care. The District can't manage Kids Club as they are moving to outsourcing – Spring View would be a great, full-service after school program by Boys and Girls Club. They are already going to be running our Kids Club anyway. Have all programs come to one place and then get to use the gymnasium during school hours.

## **8.0 Discussion of Meeting Dates and Topics**

Wednesday, May 22, 2024, 7:00 p.m.

## **9.0 Adjournment**

Motion by Jason McEwen, seconded by Steve Letcher to adjourn the meeting at 9:06 p.m.