

Optimizing District Property: Board Discussion & Next Steps



Ocean View
School District

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April 8, 2025

Overview



District Goal



7-11 Committee Review



Actions to Date



Next Steps

District Goal

Property Portfolio: Optimize the District property portfolio while enhancing and maintaining school buildings and grounds.

What is a 7-11 Committee?

Required under Education Code Section 17388 et seq.

Advises Board of Trustees on surplus real property

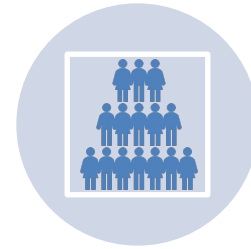
Composed of 7-11 community, business, educator, and parent representatives

Reviews property use and provides recommendations

Formation & Charge of the 7-11 Committee



Convened on April 9,
2024



Appointed 10
community
representatives



Reviewed District's
26-property real
estate portfolio



Gathered community
feedback and made
recommendations on
property use

7-11 Committee Activities



Seven public meetings (May - June 2024)



Reviewed enrollment, current and potential property use



Discussed options for leasing, selling, and retaining properties



Gathered public comments

7-11 Committee Presentation to Board

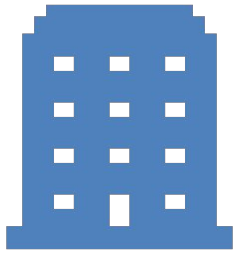
Presented August 13, 2024, and Recommended:

Sale of Crest View and Pleasant View

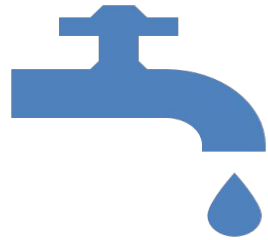
Lease of Lark View

Retention of all other properties

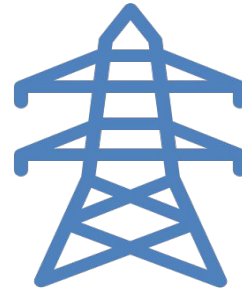
Actions to Date Related to 7-11 Committee



Improving
lease terms
and rental
income



Exploring
water well
opportunities
with cities



Exploring
vehicle
charging
stations



Site
maintenance,
security, and
modernization

District Properties

Used for District Students and Staff

Circle View 6261 Hooker Street, Huntington Beach, CA 92647

College View 6582 Lennox Drive, Huntington Beach, CA 92647

Golden View 17251 Golden View Lane, Huntington Beach, CA 92647

Harbour View 4343 Pickwick Circle, Huntington Beach, CA 92649

Hope View 17622 Flintstone Lane, Huntington Beach, CA 92647

Lake View 17451 Zeider Lane, Huntington Beach, CA 92647

Marine View 5682 Tilburg Drive, Huntington Beach, CA 92649

Mesa View 17601 Avilla Lane, Huntington Beach, CA 92647

Oak View 17241 Oak Lane, Huntington Beach, CA 92647

Star View 15679 Newland Street, Westminster, CA 92863

Village View 5361 Sisson, Huntington Beach, CA 92649

Vista View 16250 Hickory Street, Fountain Valley, CA 92708

Westmont 8251 Heil Avenue, Westminster, CA 92683

★ **Lark View/Nueva View** 17200 Pinehurst Lane, Huntington Beach, CA 92647

Rancho View 8291 Warner Avenue, Huntington Beach, CA 92647

District Properties

Used for Non-District Purposes

- ★ **Crest View** Beach and Talbert, Huntington Beach, CA 92646
- Glen View** 6621 Glen Drive, Huntington Beach, CA 92647
- Haven View** 16081 Waikiki Lane, Huntington Beach, CA 92649
- Meadow View** 5702 Clark Drive, Huntington Beach, CA 92649
- Oak View Preschool** 17131 Emerald Lane, Huntington Beach, CA 92647
- Park View** 16666 Tunstall Lane, Huntington Beach, CA 92647
- ★ **Pleasant View** 16692 Landau Lane, Huntington Beach, CA 92647
- Rancho View** 8175 Warner Avenue & "B" Street, Huntington Beach, CA 92647
- Robinwood** 5172 McFadden, Huntington Beach, CA 92649
- Spring View** 16662 Trudy Lane, Huntington Beach, CA 92647
- Sun View** 7721 Juliette Low, Huntington Beach, CA 92647

Next Steps

- Determine whether or not to surplus property
- Determine which property(ies) to surplus
- Prepare options: lease, sell, or exchange



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Board Direction