



**Franklin-McKinley
School District**

PREPARING ALL CHILDREN AS GLOBAL LEARNERS

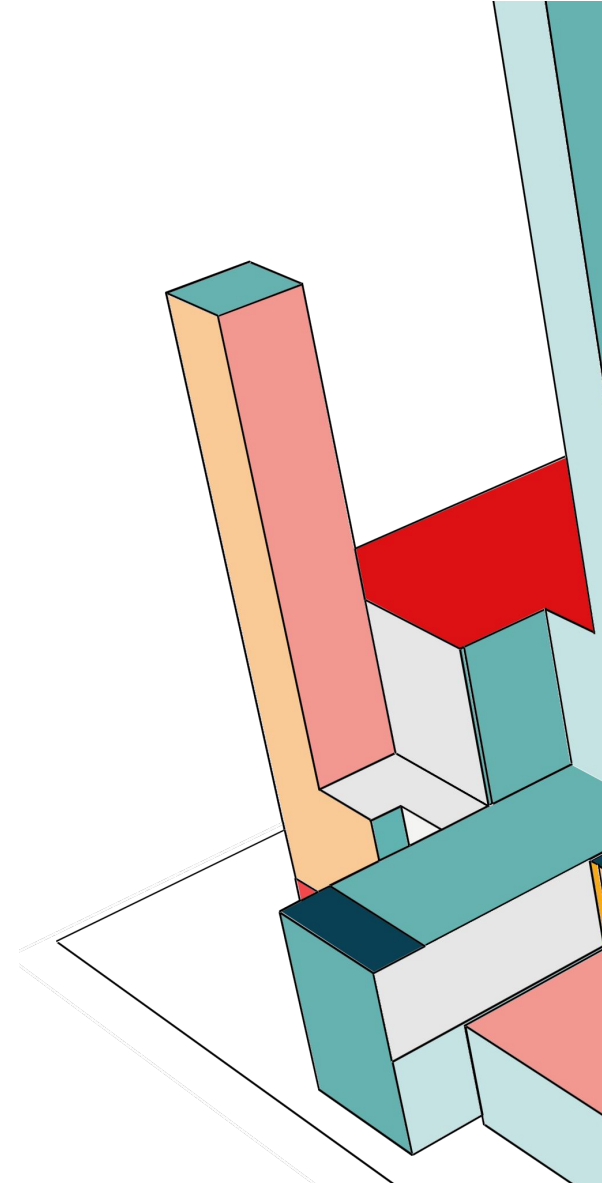
7-11 COMMITTEE

Wednesday, September 3, 2025



AGENDA

- Call To Order
- Introductions
- Review of Meeting Minutes from August 20, 2025
- Public Comments
- Additional Data Points
- Discussion & Development of 7-11 Recommendations
- Next Steps
- Adjournment





CALL TO ORDER

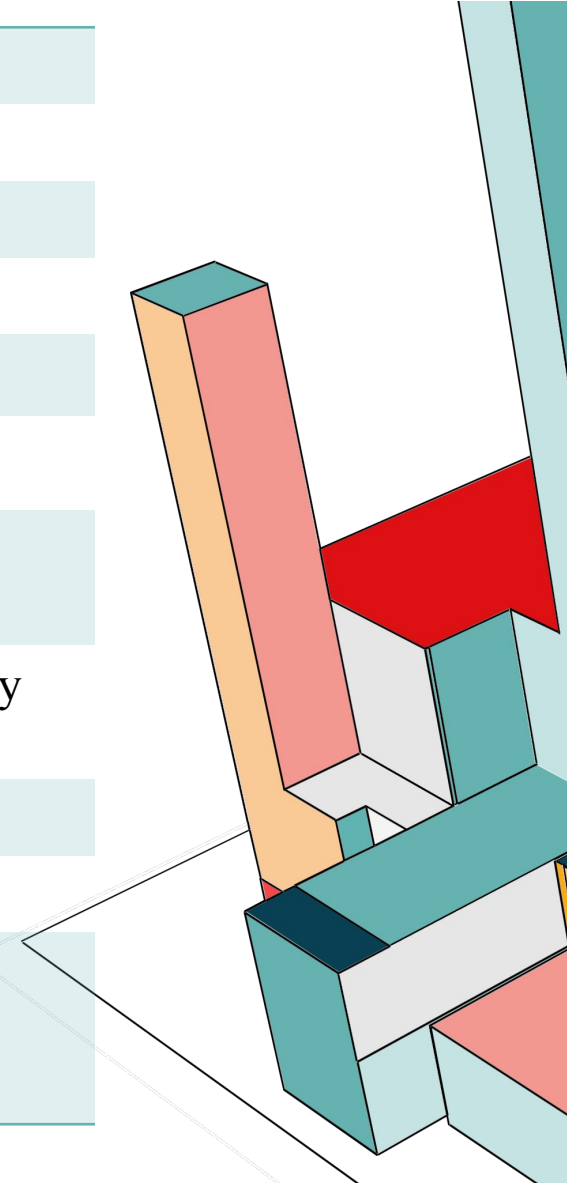
INTRODUCTIONS / COMMITTEE MEMBERS



COMMITTEE MEMBERS



Members	Qualifying Areas
Ashley Ferreira, Vice Chair/Secretary	Parent, Community Member
Cesar Riqui Oliveros	Parent, Business Owner
Gilbert Borrayo, Chair	Former Student, Community Member
Juan Espana	Community Member, Restaurant Manager
Dario Lomeli, Jr.	FMSD employee (CSEA Rep.)
Nhung Le	Parent, Teacher
Michelle Quilantang	Parent, Community Member, FMSD Administrator - Principal
Rafael Garcia,	Neighborhood Association Member, Community Member
Joel Sanchez	Parent
Ernie Martinez	Business Owner, Community Member
George Shirakawa, Jr.	Community Member, Former Board Member Former Land Consultant





SUPPORTING CAST

FMSD STAFF

LOZANO SMITH

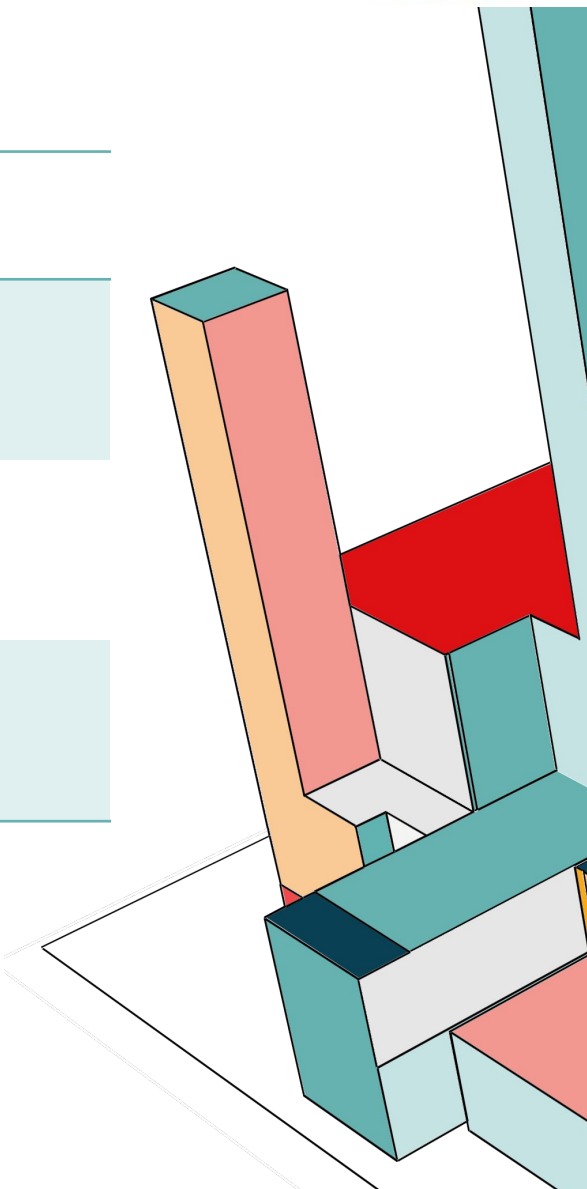
Superintendent Cruz

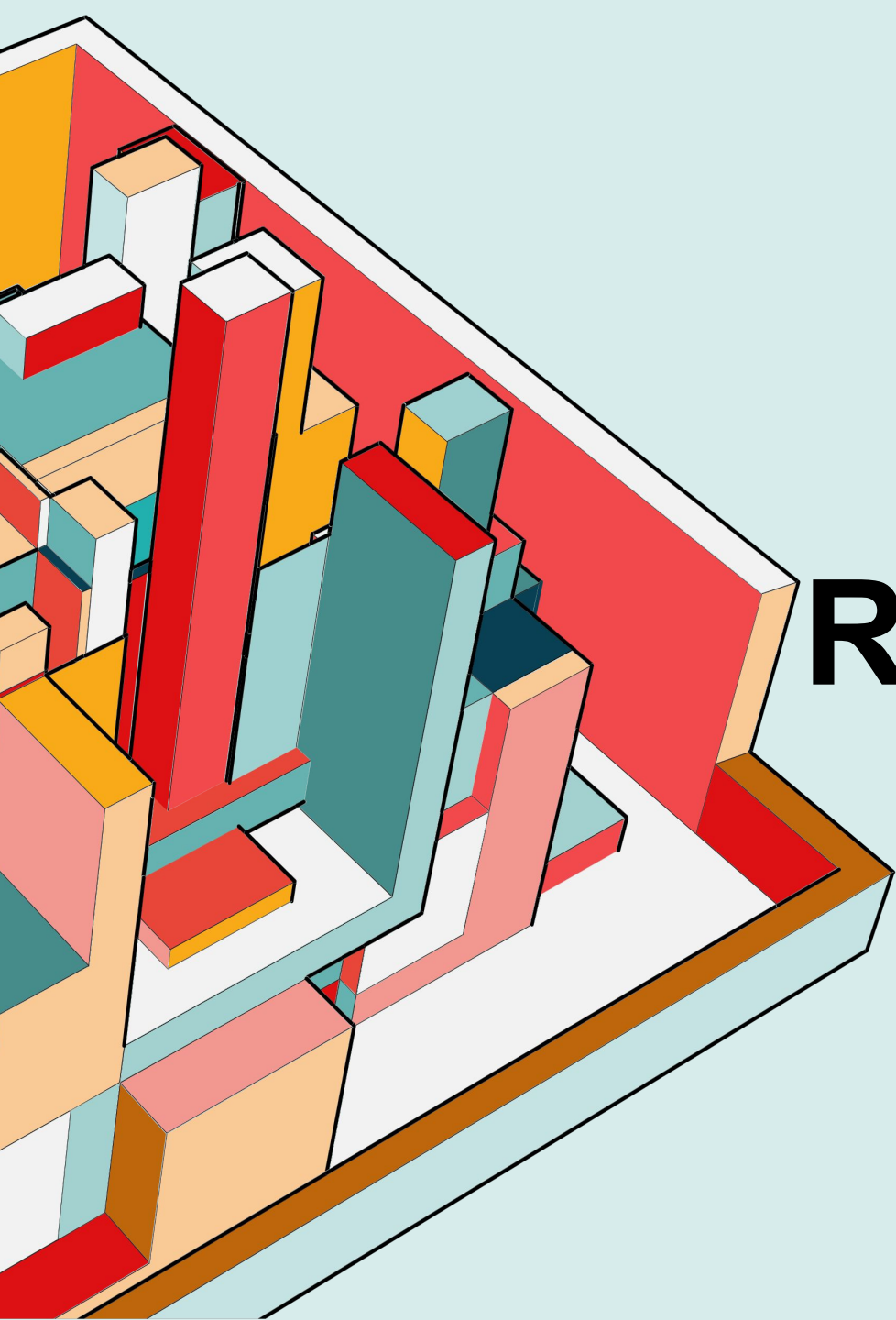
Kelly R. Bedell

Assistant Supt. Vann

Harold Freiman

Lou Anne Castillo-Tran, Director,
Maintenance & Aux.

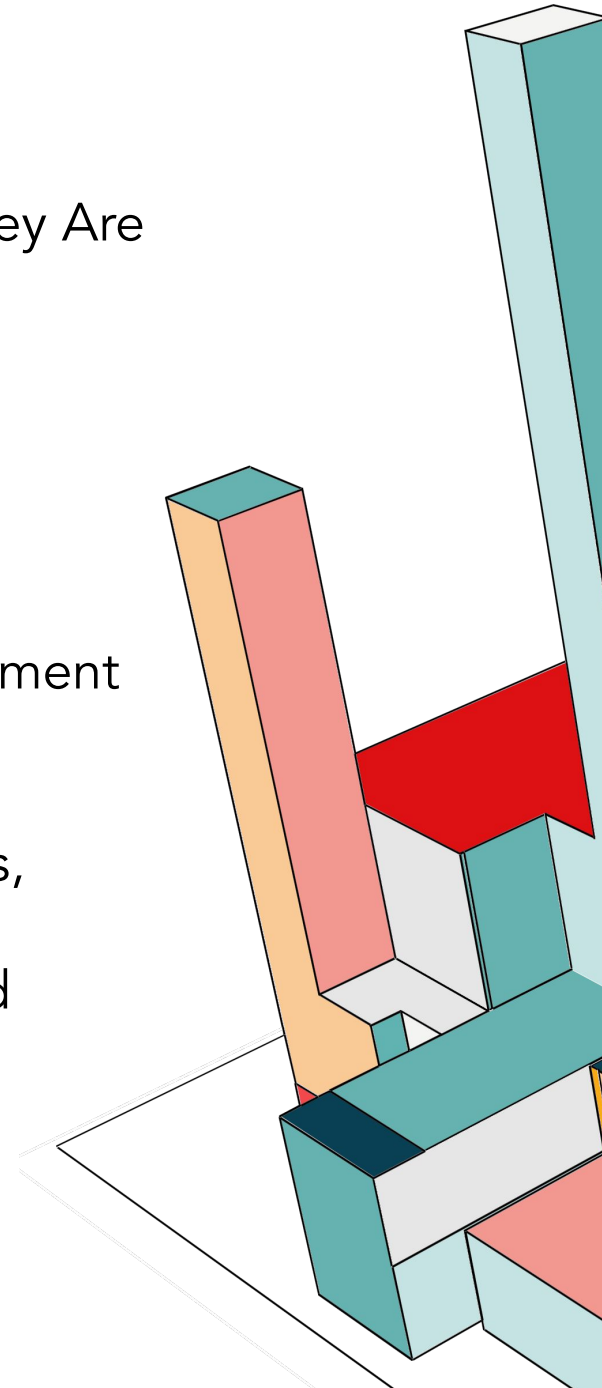




REVIEW OF MINUTES

Recap of Minutes

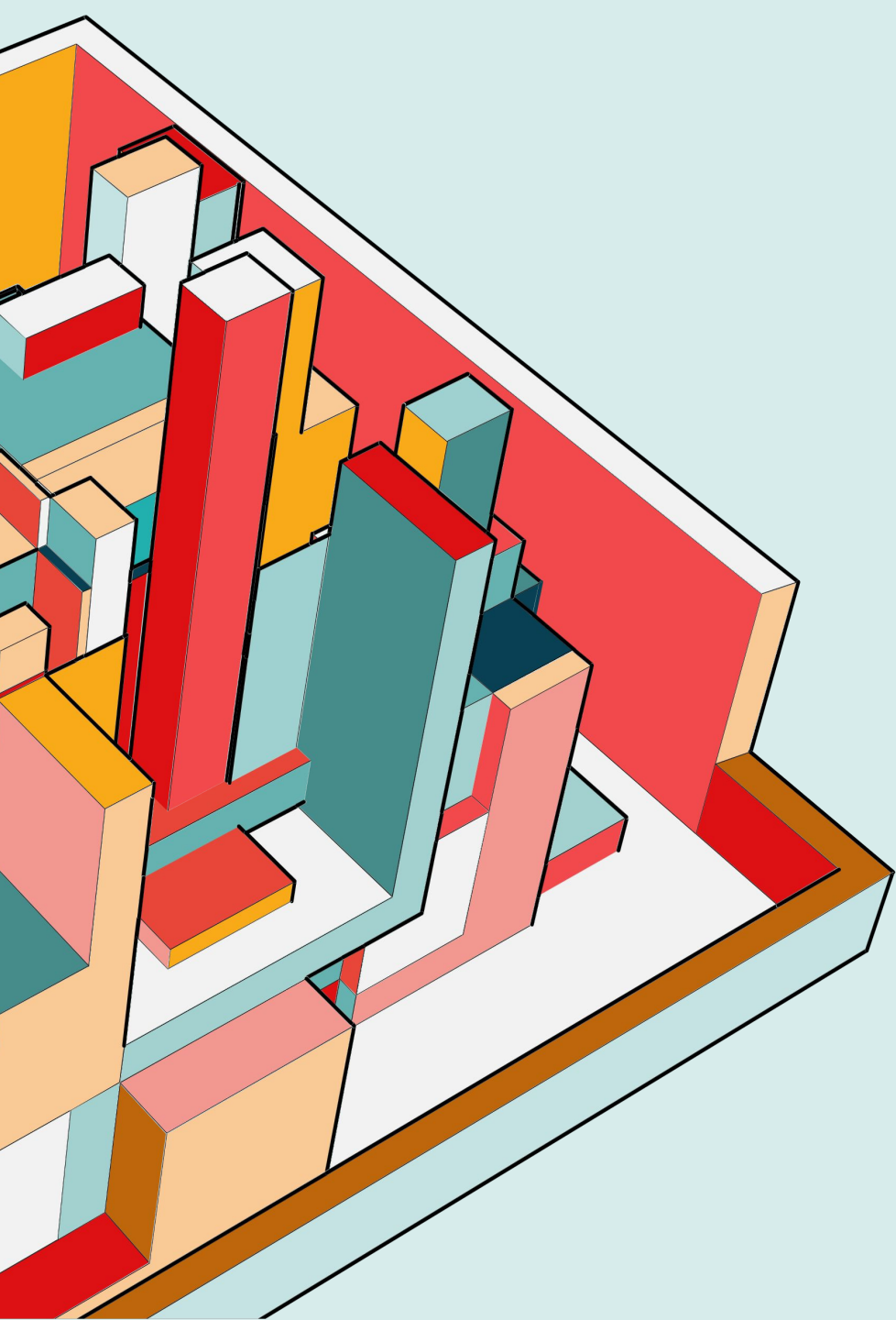
- Call To Order – 6:30 PM
- Introduction Of Committee Members, Their Occupation, And Why They Are Here
- Introduction Of District And Lozano Smith Staff
- Overview Of The Agenda
- Purpose Of Assembling The 7-11 Committee
- Brown Act, Public Records, & Conflicts
- Selection Of Chairman And Vice Chair/Secretary
- Presentation Of District Data Including Past Enrollment, Current Enrollment And Enrollment Projections As Well As Site Capacity Before And After School Closure.
- Discussed District Properties And Assets With A Focus On Los Arboles, Mckinley And Ramblewood
- Demographic Data, New Attendance Boundaries, Map Of District And Schools
- Current And Planned Facilities Improvement Plans
- Next Step & Public Comment
- Adjournment





OPPORTUNITY FOR PUBLIC COMMENT





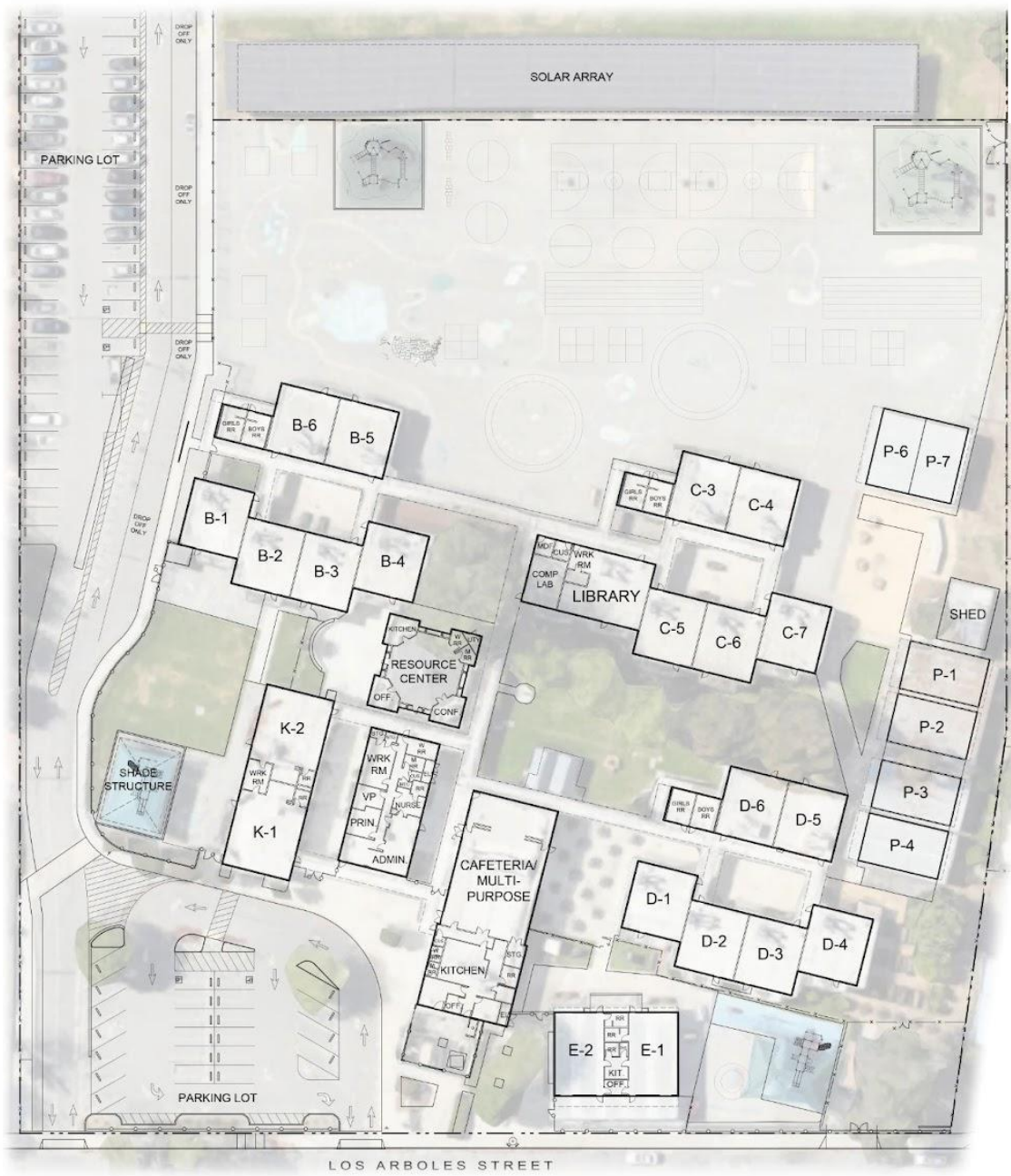
COMMITTEE REQUESTED DATA POINTS

LOS ARBOLES ELEMENTARY SCHOOL

"A" Agricultural & Quasi Public Zoning



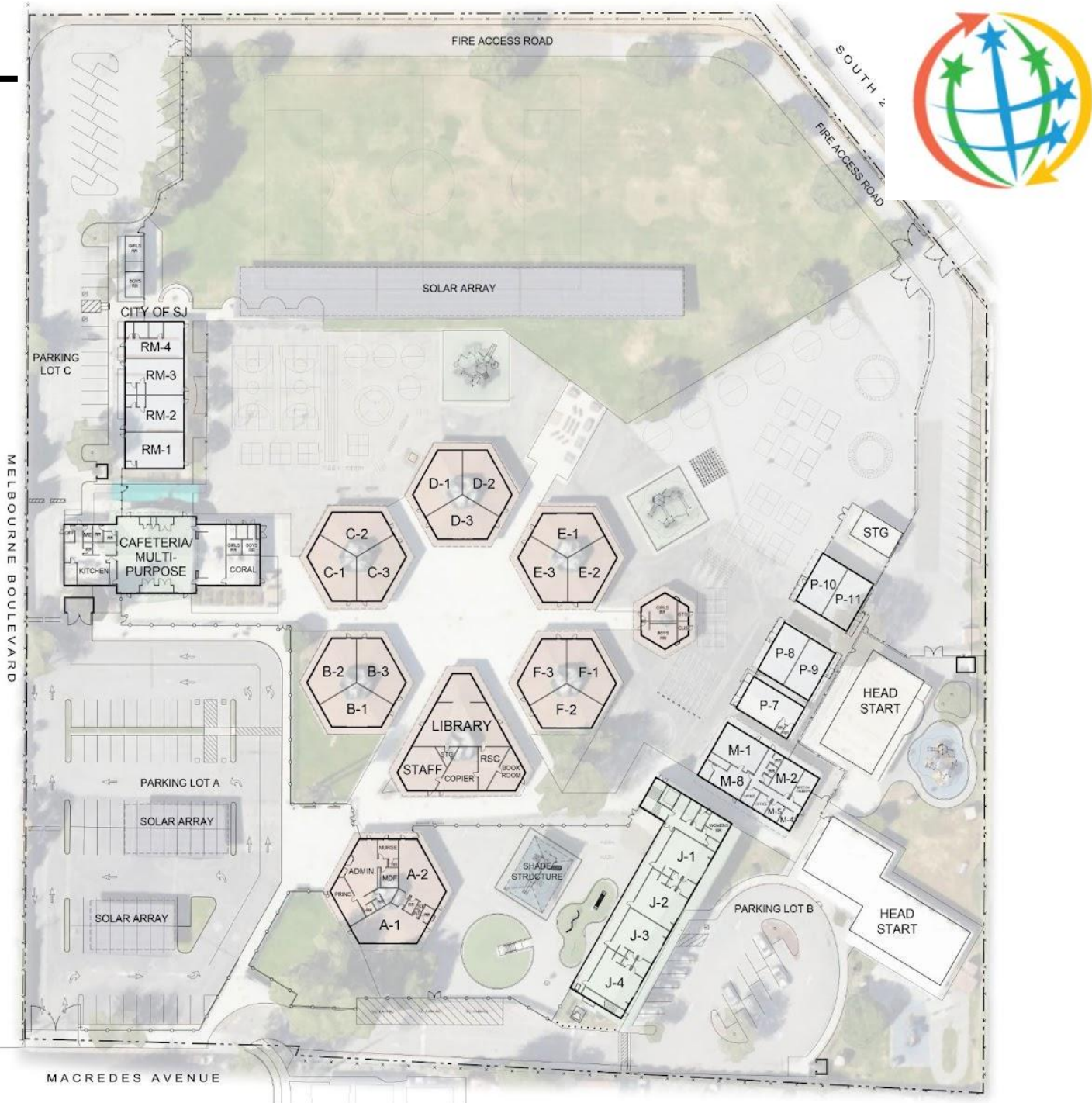
Permanent Classroom	19
Portable and Modular Count	8
Multi-Purpose Room Sq ft	1989
Dining Capacity	133
Assembly Capacity	284
Staff Restroom	8
Student Restroom	18
Kinder Play Structure	1
Primary Play Structure	2
Blacktop Play Area Sq Ft	65,480
Field Sq Ft	78,000
Total Parking Stalls	72



MCKINLEY ELEMENTARY SCHOOL

Public / Quasi Public Zoning

Permanent Classroom	25
Portable and Modular Count	6
Multi-Purpose Room Sq ft	2360
Dining Capacity	157
Assembly Capacity	337
Staff Restroom	15
Student Restroom	12
Kinder Play Structure	2
Primary Play Structure	2
Blacktop Play Area Sq Ft	95,335
Field Sq Ft	68,100
Total Parking Stalls	99

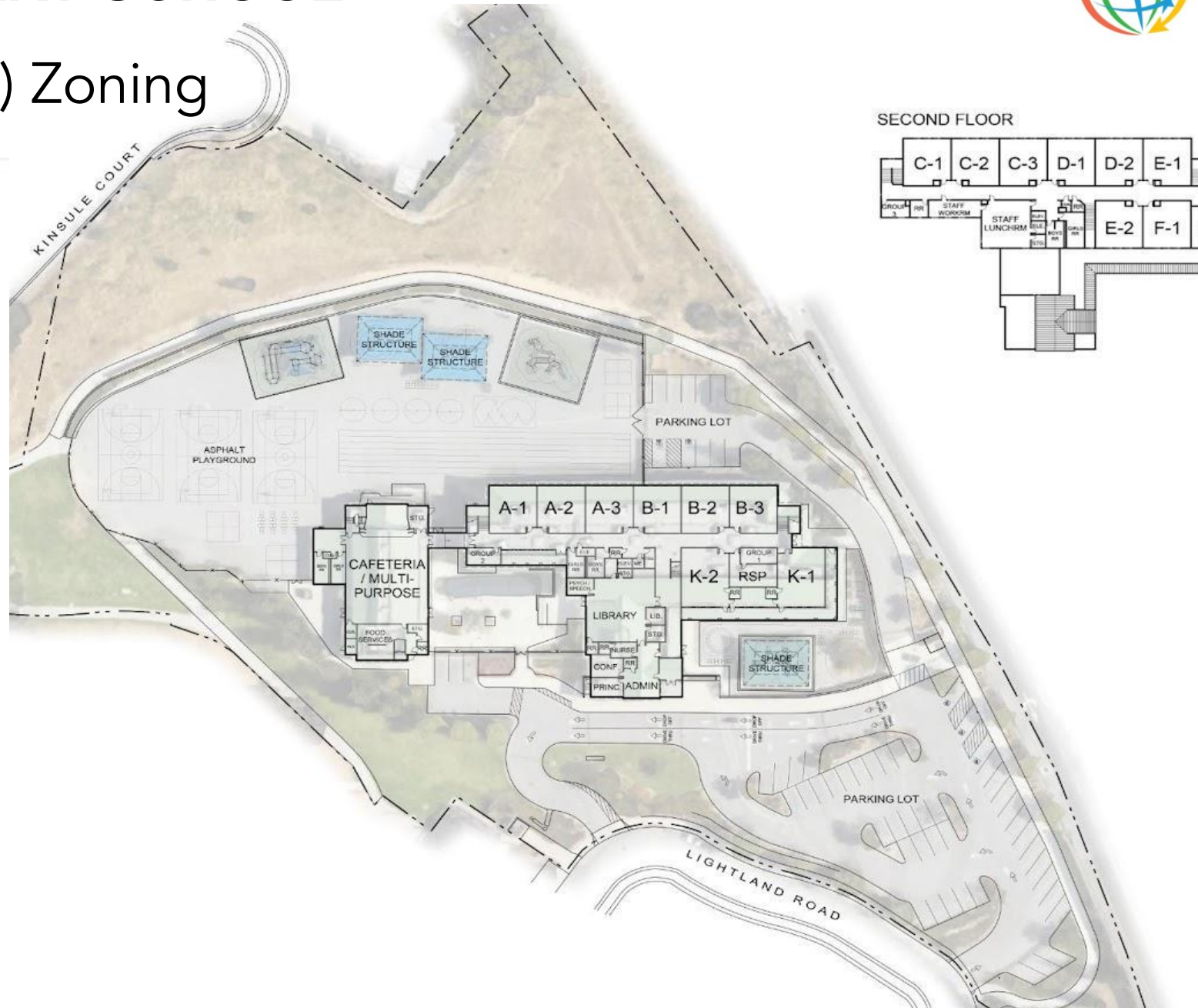




RAMBLEWOOD ELEMENTARY SCHOOL

Planned Development (R-1-8) Zoning

Permanent Classroom	17
Portable and Modular Count	0
Multi-Purpose Room Sq ft	3292
Dining Capacity	219
Assembly Capacity	470
Staff Restroom	6
Student Restroom	8
Kinder Play Structure	1
Primary Play Structure	2
Blacktop Play Area Sq Ft	39,915
Field Sq Ft	0
Total Parking Stalls	49



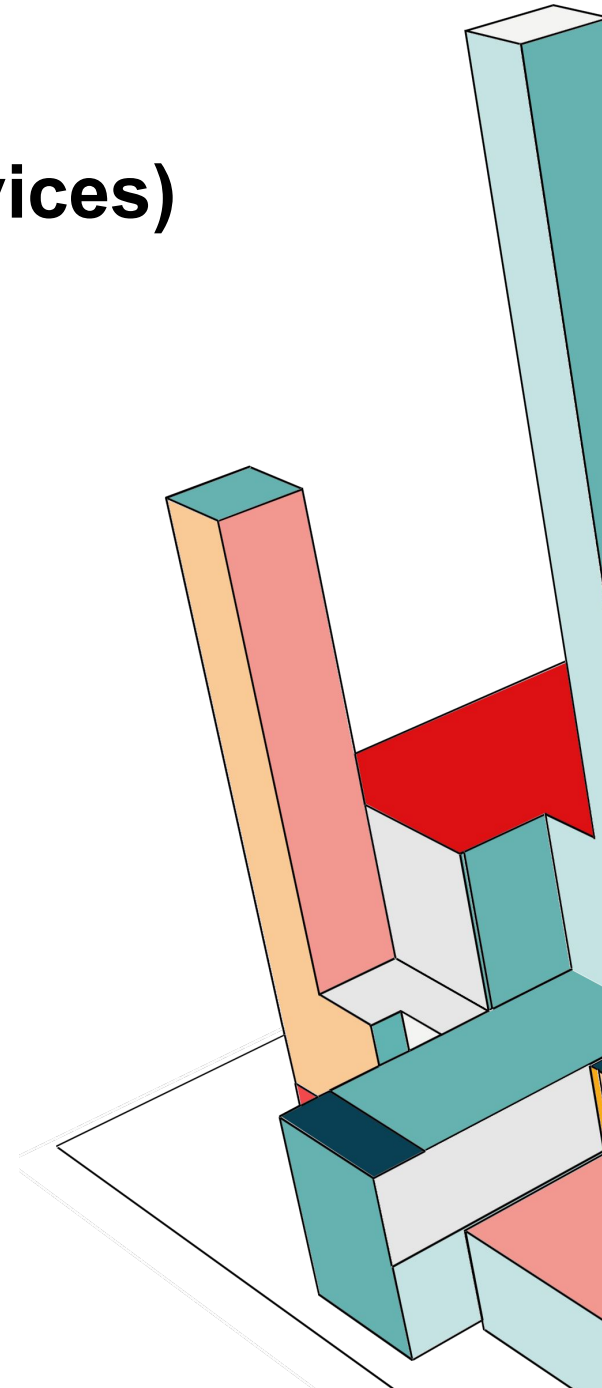
Zoning Definitions

The Public/Quasi-Public designation is intended to provide for publicly serving uses including schools, colleges, research institutions, corporation yards, homeless shelters, libraries, fire stations, water treatment facilities, and other similar publicly oriented institutional land uses. This district may also accommodate private schools, daycare centers, hospitals, and other organizations/uses involved in the provision of public services which are consistent in character with established public land uses. Private community gathering facilities, including those used for religious assembly, may also be considered.

“R-1-8” (Single-Family Residential), which permits residential development at a density of up to 8 units per acre, as well as schools, playgrounds, and community centers. The General Plan designation is Open Space, Parklands and Habitat, which allows for low-intensity uses such as open space, parks, recreational areas, and public educational facilities (as permitted by the city of San Jose).

Waitlist at Dual Immersion Programs (per Ed Services)

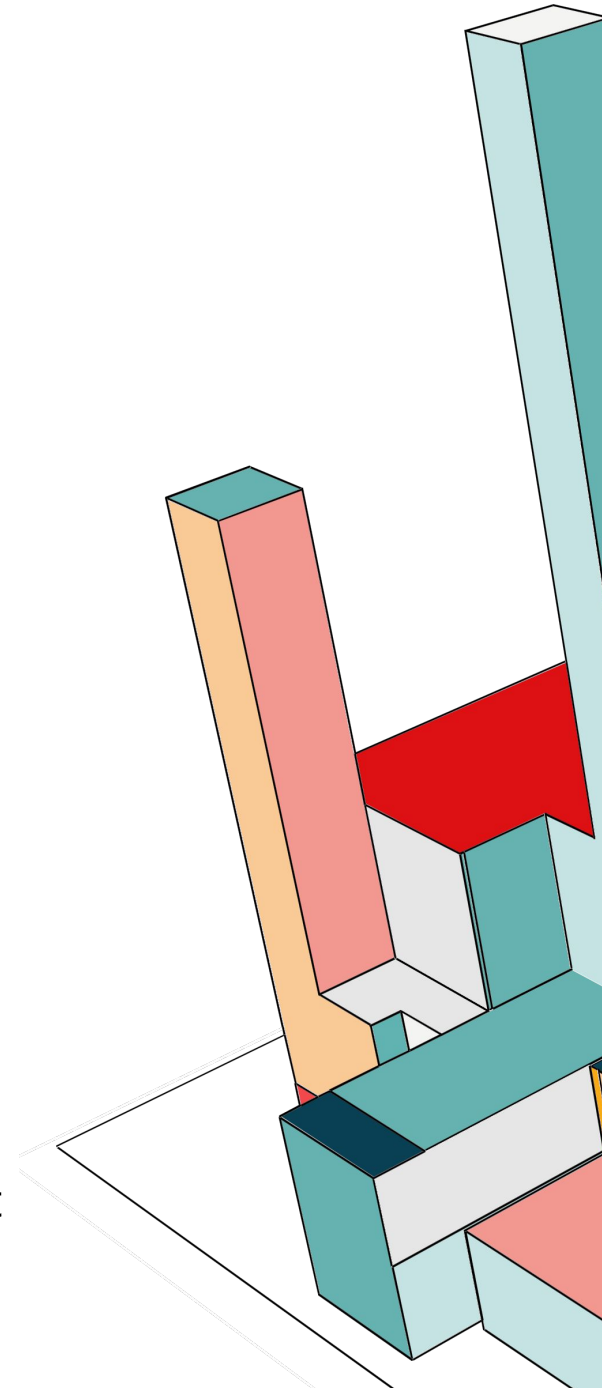
- Spanish Dual Immersion: None
- Vietnamese Dual Language Immersion Program:
 - Kinder: 12
 - 1st: 2
 - 2nd: 6
- FYI – We are waiting for Head Start wait list information



School-Aged Children In Franklin-McKinley S.D.

[Updated Slide]

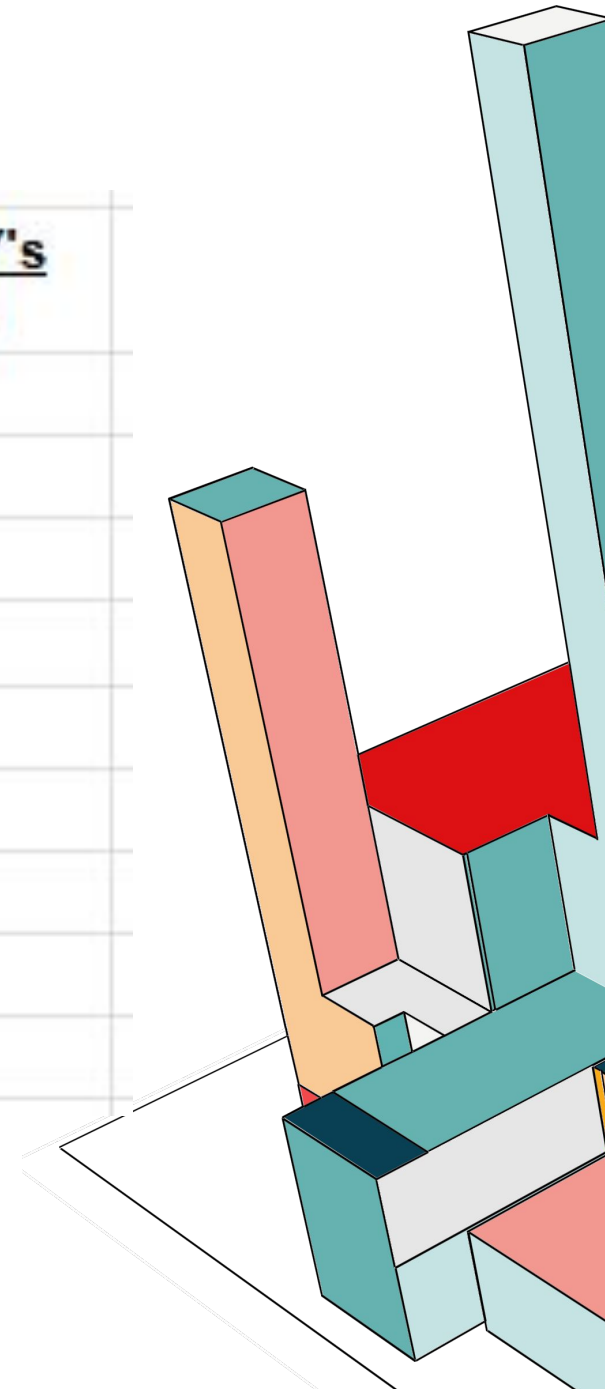
- In FY 24-25 (per CDE Dataquest, excluding preschool)
 - FMSD : 5,675
 - Charters : 2,049
 - Total : 7,724
- In FY 25-26 FMSD enrollment excluding preschool as of 8-27-25 is:
 - FMSD : 5,447 (loss of 228 compared to PY)
 - Net loss to charters is 19
 - Students moving out of the area is 379
 - Students moving to a surrounding district 220
 - LY's 8th graders that moved onto high school : 640
 - Number of TK students this year : 245 (excludes Kindergarten)
 - New to District : 785 (Transfers In / New enrollees, etc.)
- We were unable to obtain the total number of school-aged children that live in FMSD's boundaries.



Franklin-McKinley S.D. Enrollment Change

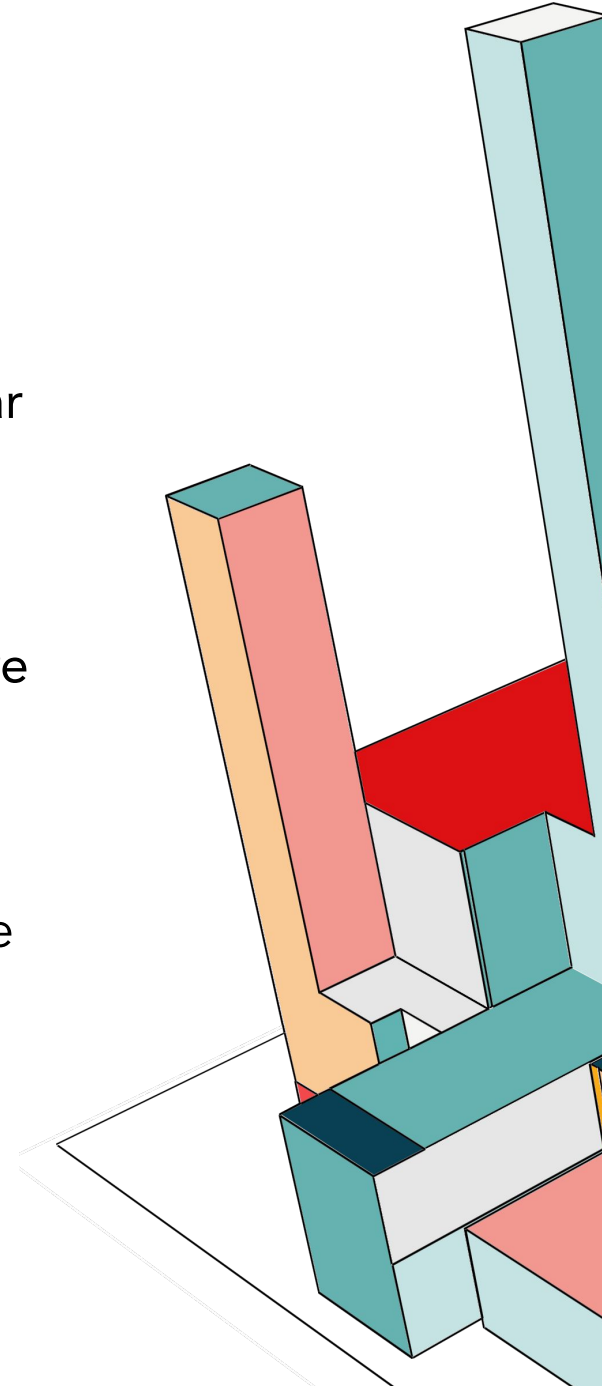
[New Slide]

	<u>Enrollment</u>	<u>Percent of PY's Enrollment</u>
Last Year's Enrollment	5,675	
Net Loss to Charters	-19	-0.33%
Moved Out of the Area	-379	-6.68%
Moved to Surrounding District	-220	-3.88%
Moved onto High School	<u>-640</u>	-11.28%
	4,417	
New Students (TK only)	245	4.32%
Transferred into FMSD / New Kinder Enrollees	<u>785</u>	13.83%
Current Enrollment	<u>5,447</u>	95.98%



Interested Parties So Far...

- Bay Area Cultural Connection – non-profit organization that runs a Saturday Turkish school. They are requesting 10 classrooms
- Orion Montessori School – traditional Montessori School for 2 to 12 year olds.
- Valley Christian – Group of private christian schools in San Jose. They are interested in a entire school site.
- Bay Area Panthers – Professional indoor football team based in San Jose interested in player housing and practice field
- SJB Child Development - preschool program interested in Los Arboles.



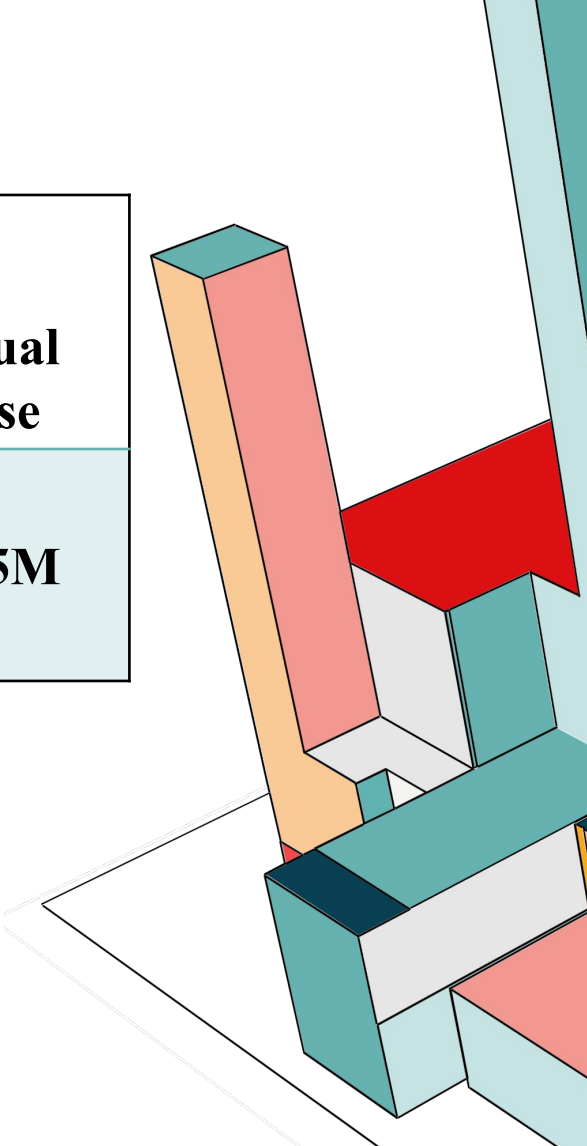
Estimated Market Value Of Properties

Estimated Lease Revenue Of Properties

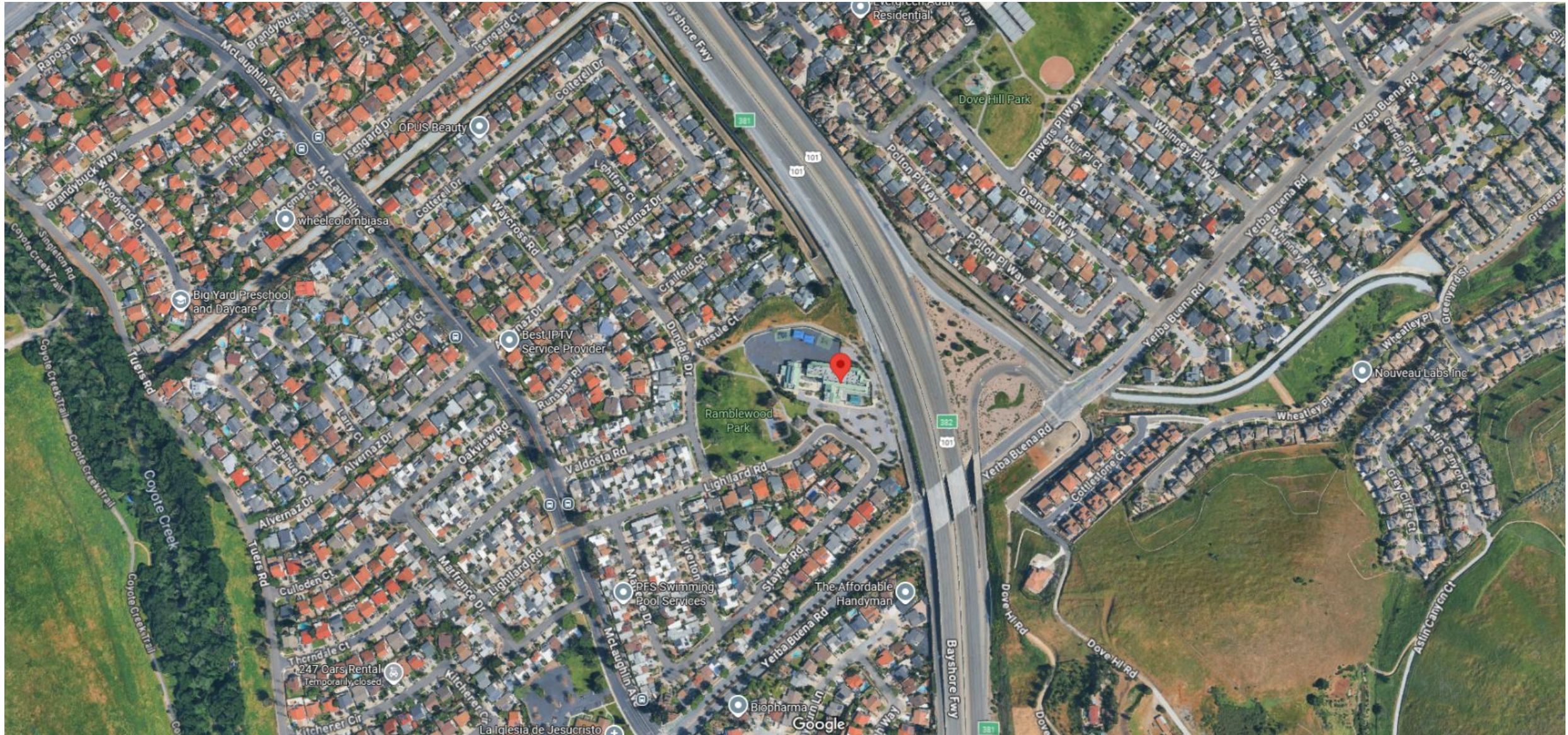


Location	Building Value	Land Value	Total	Monthly Lease	Annual Lease
TOTAL For all 3 sites	\$57.50M	\$40.83M	\$98.33M	\$328,599	\$3.95M

M = Million



Ramblewood Pictures [New Slide]



Ramblewood Pictures [New Slide]



Ramblewood Pictures



School building



Multipurpose building



Classroom



Cafeteria

Ramblewood Pictures [Updated Slide]

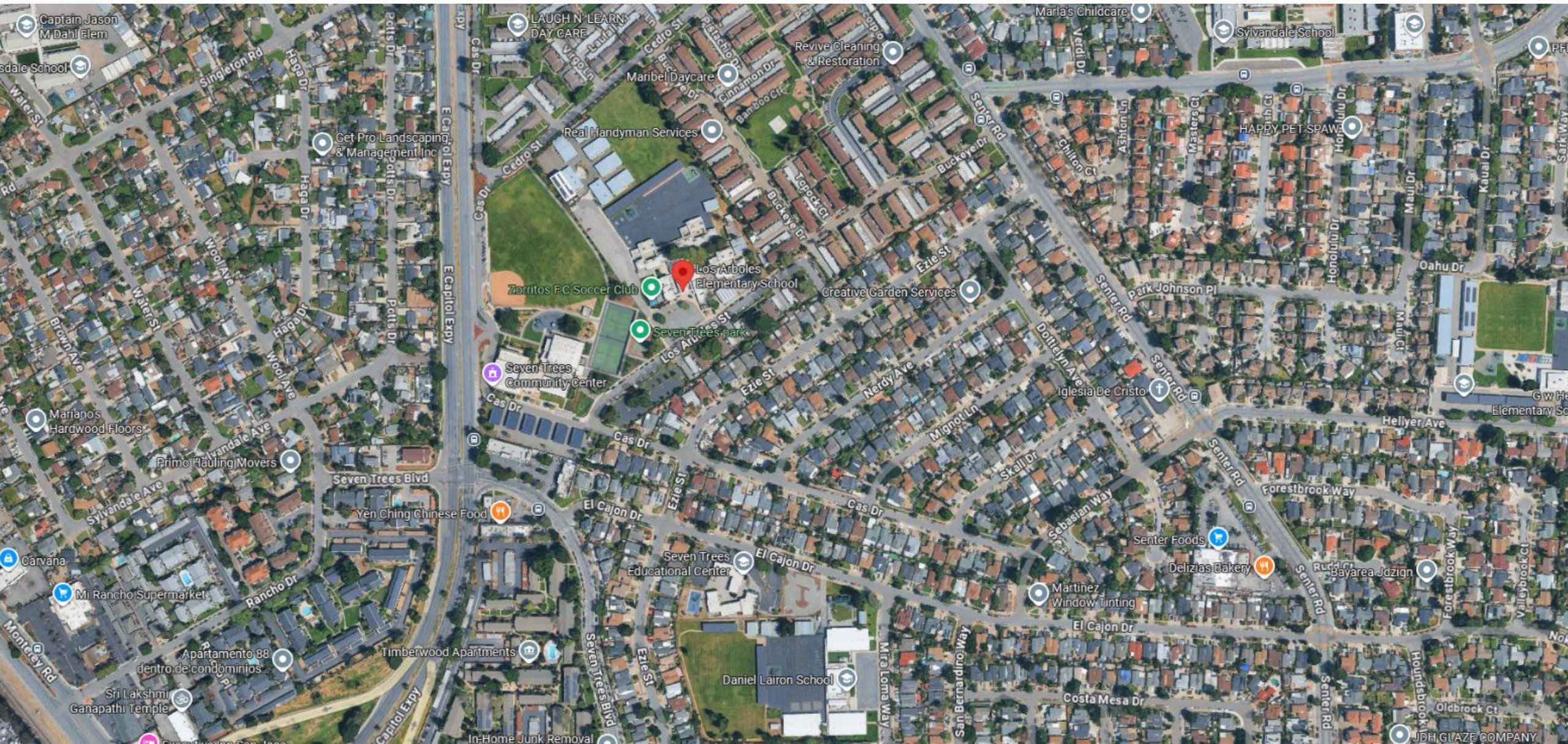


Community park

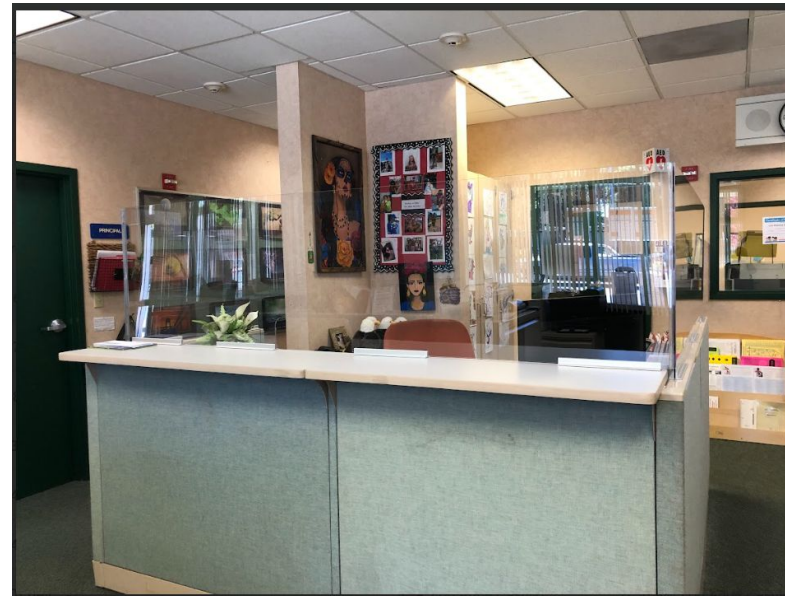
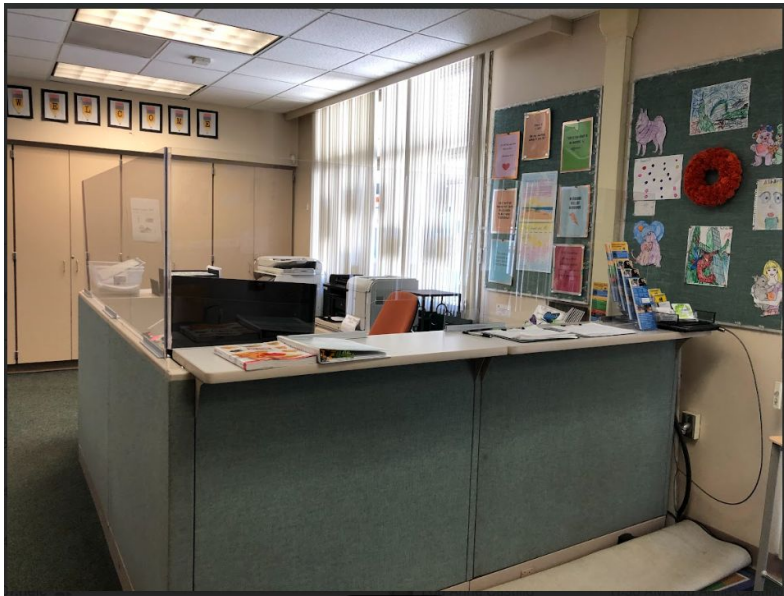


Restroom building and playground

Los Arboles [New Slide]



Los Arboles [Updated Slide]



Los Arboles



Original buildings



Original buildings



Blacktop yard



Shared grass field



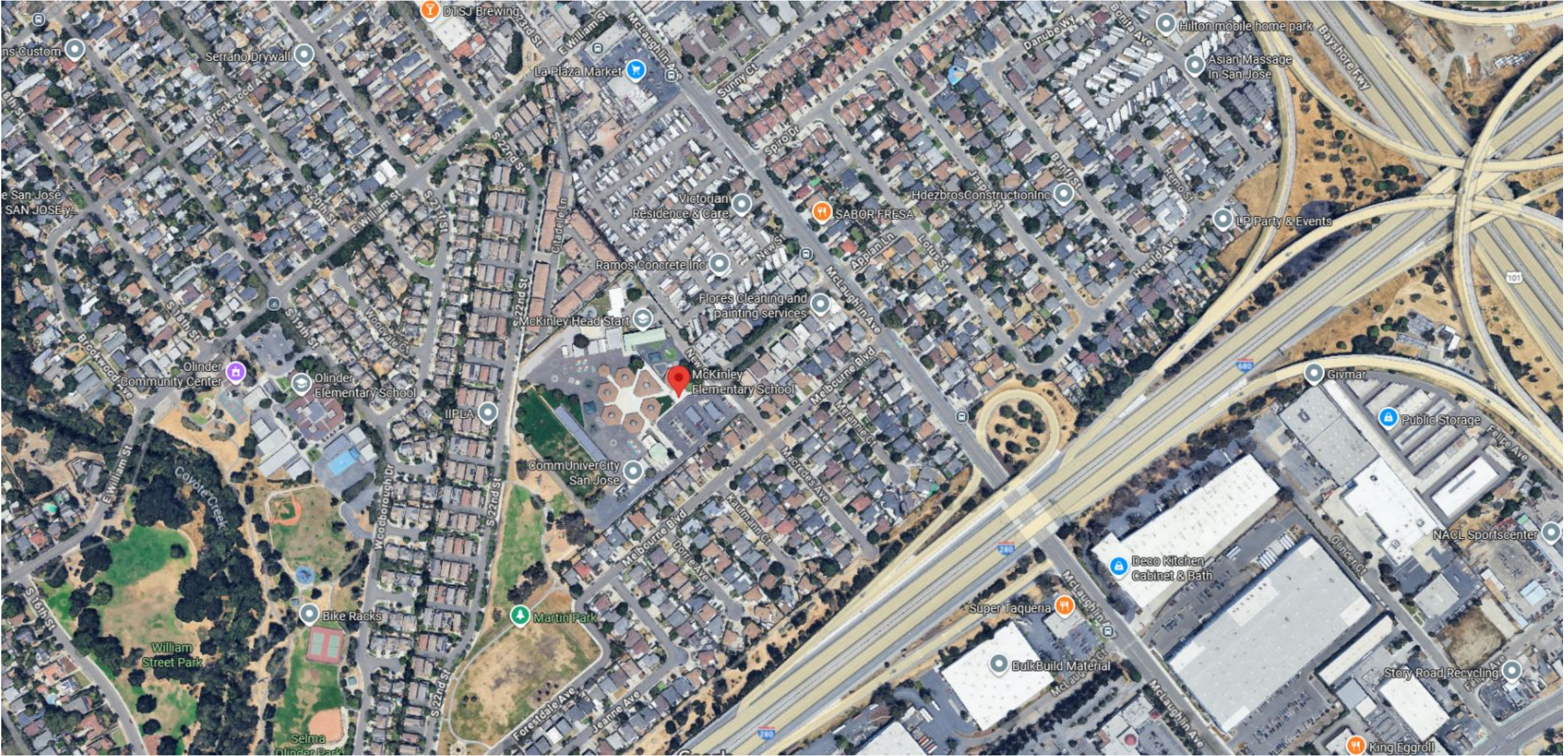
Portable buildings



Maintenance shed



McKinley [New Slide]



McKinley [Updated Slide]



McKinley



Original buildings



Multipurpose building



Maintenance shed



Area ground leased to Santa Clara County



Newer school building



Portable structures



McKinley





DISCUSSION & DEVELOPMENT OF 7-11 RECOMMENDATIONS



Sample Reports

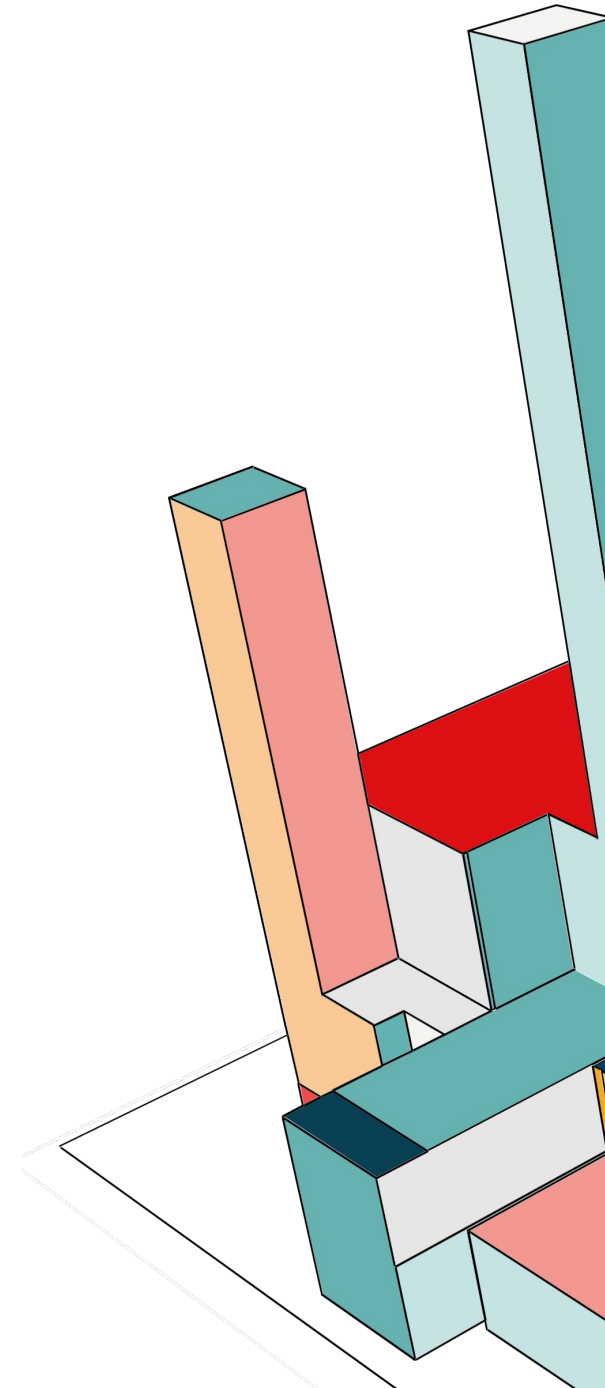
- Berryessa

Committee's Findings and Recommendations regarding Future Use of the Properties:

The Committee recommends that the Board enter into long-term leases with clear terms on acceptable uses, placing responsibility for the Properties on the tenants (triple net leases), and prioritizing organizations that enhance community value. The Committee recommends the Board use any unleased Properties for occasional community events (e.g., farmers' markets).

In the event that there is no interest in long-term leases, the Committee recommends that the Board explore the following acceptable alternative uses, particularly including workforce housing:

- Sell or lease for workforce housing purposes
- Sell or lease to non-profit organizations (e.g., preschool, child care facilities, YMCA)
- Sell or lease to non-public school (e.g., SPED programs)
- Lease to churches
- Short term lease to VCs/startups
- Lease to senior care services
- Lease to community college
- Lease to vocational schools
- Sale for residential development with community space
- Lease for community center for dance, art, sports, and other activities
- Lease for sports and recreation facilities



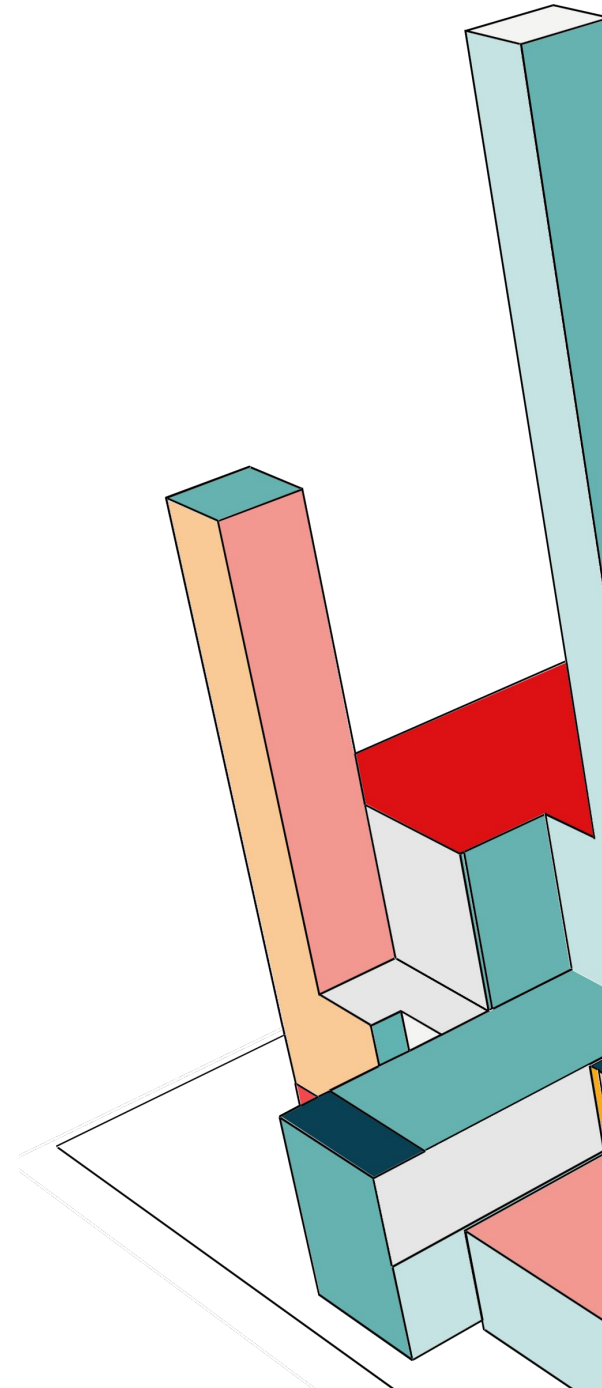
Sample Reports

- Berryessa (Continued)

The Committee prefers the Board not to engage with private schools to avoid competition for enrollment.

Finally, the Committee recommends that if the Board takes action to declare the Properties as surplus to the District's needs, and if the Properties are not leased within one (1) year of that Board action, the Board re-evaluate sale and lease options for the Properties and consider reconvening the committee for that purpose.

We, the members of the Committee, appreciate the opportunity to serve the Board in this important activity. We hope this report will assist the Board with its decisions regarding the Properties.



Sample Reports

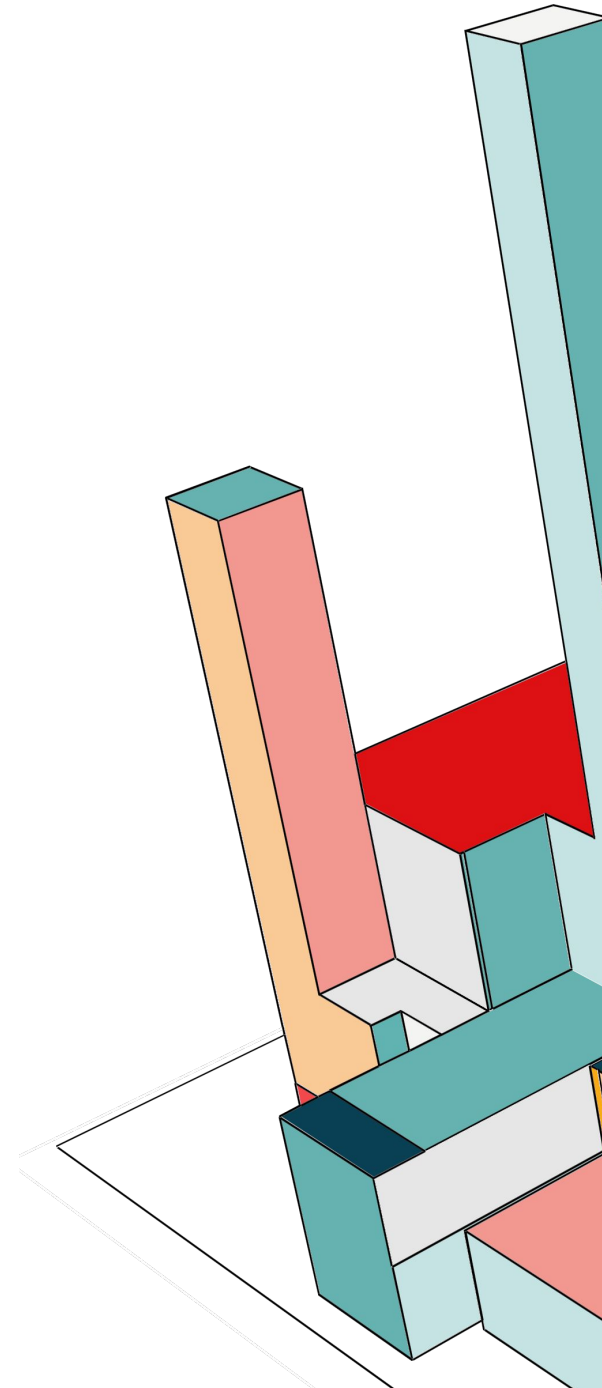
- Pleasanton Unified (Continued)

Committee Findings and Recommendations:

Based upon the information presented to the 7-11 District Advisory Committee, including public input received, the following findings and recommendations are presented to the Board with regard to the property located at 4645-65 Bernal Avenue, Pleasanton, CA 94566 ("District Office Property"), and the property located at Vineyard Avenue between Thiessen Street and Manoir Lane ("Neal Property"):

The Committee finds that the District Office Property and Neal Property are surplus to the needs of the District. As such, the Committee recommends that the District sell or lease the District Office Property and Neal Property. The Committee also recommends that the District consider workforce housing in connection with the sale or lease of the District Office Property, whether on the District Office Property or otherwise.

We, the members of the committee, appreciate the opportunity to serve the Board in this important activity. We hope this report will assist the Board with its decisions regarding the District.



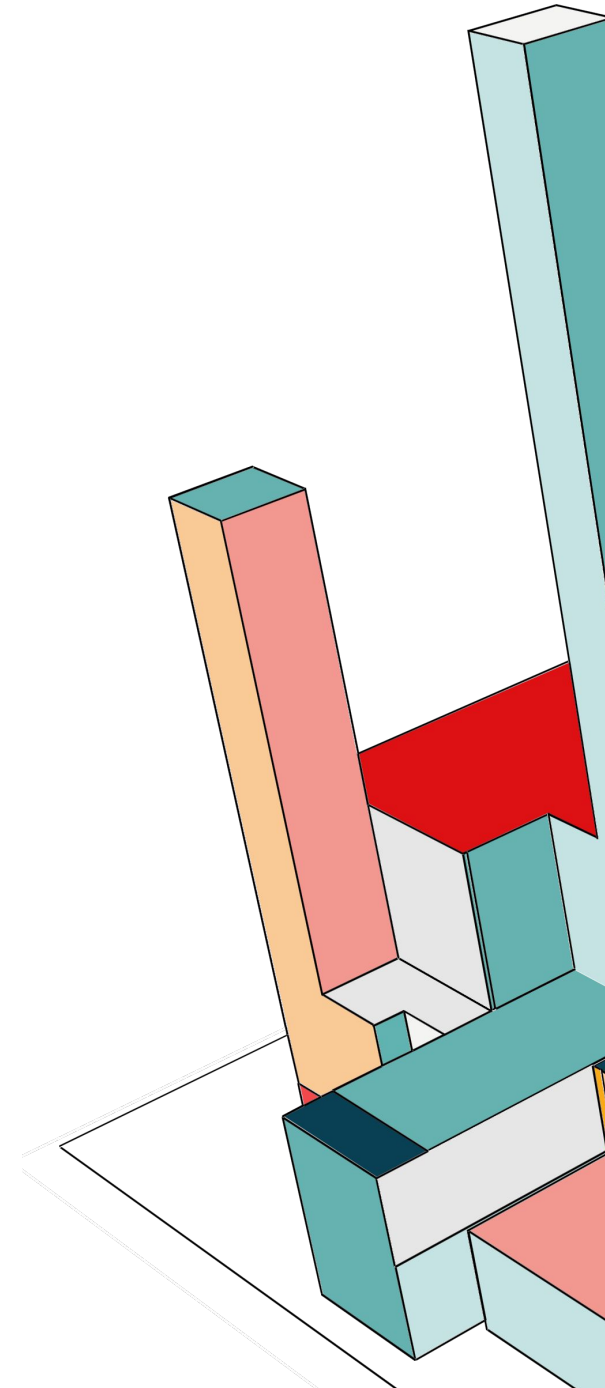
Sample Reports

- Oak Grove

RECOMMENDATIONS

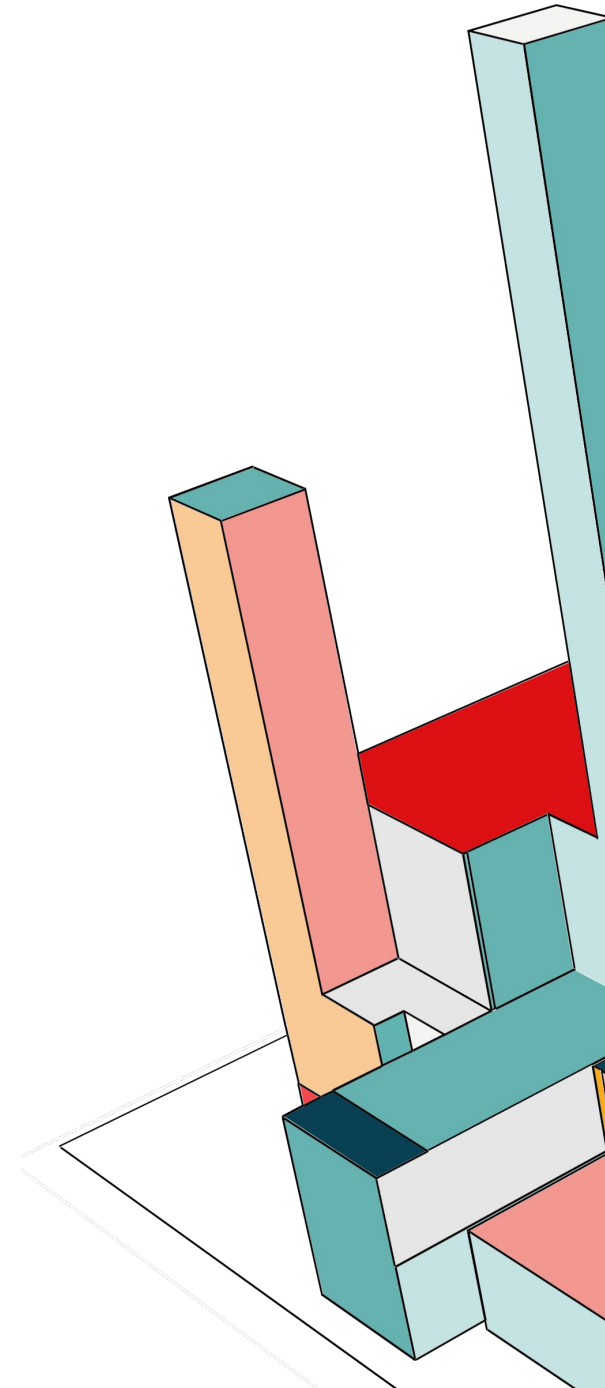
Based on the various land uses reviewed, the Committee expressed general support for the following with respect to the two (2) school sites, i.e. George Miner Elementary School and Glider Elementary School:

- Uses that might "compliment" District services and not compete for funding as provided by the State, most specifically Average Daily Attendance ("ADA") funding, were generally encouraged. A private school was cited as an example of a "competing" use. Examples of complimentary uses included, but may not be limited to, the following:
 - ❖ Nonpublic, Nonsectarian Schools (NPS): Alternative special education service available to districts, special education local plan areas (SELPAs), county offices of education, and parent(s)/guardian(s).
 - ❖ Preschools and Early Childhood Education: District staff noted these types of use as break-even or having the potential for a loss. These types of uses also generally only lease smaller portions of a closed school site.
 - ❖ After School Programs
 - ❖ Before and After School Childcare Services This was noted as a priority for the PTO.
 - ❖ Vocational, Career Tech and other Services designed for Adults
 - ❖ Senior and Community Services
 - ❖ University Extension Courses
- Leases were favored over a sale as the District can more flexibly use lease proceeds for ongoing District operations and overall fiscal sustainability



Sample Reports

- Oak Grove (Continued)
 - To the extent possible, leases should require the tenant to maintain and improve these facilities at their sole cost (i.e. "Net Leases") and, if multiple tenants were to reside on the same campus, a Master Lease be used thereby allowing the District to hold one tenant responsible for managing these (and other) issues amongst the other tenants
 - Terms for all leased properties should be assessed in an effort to "stagger" termination dates so that the District could regularly reinstate a school for public uses should enrollment trends increase or for other key District needs
 - Consider provisions in leases allowing for review every several years to determine if there is a District need for the site
 - The District should make every attempt to charge "Market Rents" for leased properties as a prudent and responsible means of meeting critical fiscal sustainability needs and to fund key District services
 - Development of these sites were generally discouraged based on the complexity of garnering required development approvals, the loss of the school site for future needs and the potential for impacting surrounding neighborhoods





NEXT STEPS





NEXT STEPS

- Upcoming meeting dates: September 18, 2025
- Review and approve report of recommendations to Board
- Report of recommendations submitted to the Board – October 14, 2025

The purpose of submitting the report to the Board by the October 14, 2025, Board meeting is driven by the District's interest in having tenants in place as soon as possible that will be acceptable to the community, to help preserve the facilities and bring in needed revenue.



THANK YOU

