

FRANKLIN-MCKINLEY SCHOOL DISTRICT

**7-11 District Advisory Committee
Report on Findings and Recommendations**

September 17, 2025

**FRANKLIN-MCKINLEY SCHOOL DISTRICT
("Franklin-McKinley")**

7-11 District Advisory Committee Report on Findings and Recommendations
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On August 12, 2025, the Franklin-McKinley School District's Board of Trustees ("Board") adopted Resolution 2025-42, which approved the formation of a 7-11 District Advisory Committee ("Committee").

Under California law, the Committee must have at least seven (7) members and no more than eleven (11) members and contain persons who are representative of each of the following: (a) the ethnic, age group, and socioeconomic composition of the Franklin-McKinley School District ("District"), (b) the business community, such as store owners, managers, or supervisors, (c) landowners or renters, with preference given to representatives of neighborhood associations, (d) teachers, (e) administrators, (f) parents of students, and (g) persons with expertise in environmental impact, legal contracts, building codes, and land use planning, including, but not limited to, knowledge of the zoning and other land use restrictions of the cities or cities and counties in which surplus space and real property is located. (Ed. Code, § 17389.)

At the Board Meeting held on August 12, 2025, the Board of Education officially appointed eight (8) members to the 7-11 Committee. The Board resolved to extend the application deadline to recruit three (3) additional members. On August 26, 2025, three (3) additional members were appointed to the 7-11 Committee. The Board selected Committee members and made appointments based on applications in Resolution Numbers 2025-42 and 2025-44. The Committee now consists of the following members:

NAME	TITLE
Ashley Ferreira, Committee Vice Chair/Secretary	Parent, Community Member
Cesar Riqui Oliveros	Parent, Business Owner
Gilbert Borrayo, Committee Chair	Former FMSD Student, Community Member
Juan Espana	Community Member, Restaurant Manager
Dario Lomeli, Jr.	FMSD Employee (CSEA Representative)
Nhung Le	Parent, Teacher
Michelle Quilantang	Parent, Community Member, FMSD Administrator - Principal
Rafael Garcia	Neighborhood Association Member, Homeowner's Association Board Member
Joel Sanchez	Parent, Business Owner

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Ernie Martinez	Realtor, San Jose Chamber of Commerce Member
George Shirakawa Jr.	Community Member, Former Board Member, Former Land Consultant

In accordance with the California Education Code, the Committee was charged with the following duties:

1. Review the projected school enrollment and other data as provided by the district to determine the amount of surplus space and real property;
2. Establish a priority list of use of surplus space and real property that will be acceptable to the community;
3. Cause to have circulated throughout the attendance area a priority list of surplus space and real property and provide for hearings of community input to the committee on acceptable uses of space and real property, including the sale or lease of surplus real property for child care development purposes pursuant to section 17458;
4. Make a final determination of limits of tolerance of use of space and real property; and
5. Forward to the district governing board a report recommending uses of surplus space and real property.

(Ed. Code, § 17390.)

Additionally, under Board Resolution 2025-42, the Committee was charged with the following duties:

1. Review and assess the District's facilities, demographic data, and educational programs;
2. Determine the necessity for school sites, buildings, or space in light of current and projected enrollments;
3. Hold public hearings to receive community input;
4. Consider community use of excess property; and
5. Develop a report with findings and recommendations for the Board of Education.

The Board charged the Committee with advising the Governing Board regarding surplus school buildings or vacant school sites. The following schools were recently closed by the Governing Board, and were the focus of the Committee's consideration: Los Arboles Elementary School, located at 455 Los Arboles Street, San Jose, California 95111; McKinley Elementary School, located at 651 Macredes Avenue, San Jose, California, 95116; and Ramblewood Elementary School, located at 1351 Lightland Road, San Jose, California, 95121 (collectively, the "Properties").

In compliance with the Brown Act, the Committee held agendized and noticed public meetings on August 20, 2025, September 3, 2025, and September 17, 2025, and gave opportunity for public comment and input at each meeting. During these meetings, District staff and consultants presented information regarding the Properties, District's enrollment analysis, projected enrollment trends, facilities, and real property considerations. Staff also provided information in response to the Committee's requests for data. Based upon the information presented to the

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Committee, on September 17, 2025, the Committee voted to adopt and forward the following findings, conclusions, and recommendations to the Board, by a final vote of 7 to 0, with four members absent.

Committee's Findings and Recommendations regarding Surplus Status of the Properties:

The Committee finds that the Properties are surplus to the District's needs. The Committee recommends that the Board declare the Properties as surplus to the educational needs of the District and that the Board pursue leasing of the Properties.

The Board received data from District staff demonstrating that the Properties were not currently needed for District use, and would not be for the foreseeable future. This reflects the 40.34% decline in student enrollment from 2011-12 to 2023-24 (from 9,673 students down to 5,766 students). The data showed a further 17.3% decline in enrollment projected from 2023-24 to 2033-34.

The Committee discussed the location and potential uses of the Properties. The Committee discussed sale and lease options, with an emphasis on leasing options. Regarding sales, the District could receive up to approximately \$98 million total for all of the Properties. However, the Committee raised concerns about selling the Properties in the event enrollment were to increase in the future. Although the Committee was not generally in favor of sale of the Properties, it noted that the Board may want to consider sale in the future if a sale were to become more beneficial than leasing.

The Committee highlighted several benefits of leasing and expressed the importance of the District maintaining ownership of the Properties. Leasing could allow the District to retain the sites for potential future use if the population and student enrollment increases. The Committee noted that leasing creates an income stream to help address the District's budget shortfalls. The Committee discussed the potential of these sites to serve the community, and expressed that they would like to see the District engage in town halls and additional outreach efforts in the communities surrounding the Properties regarding use of the sites.

The Committee requested information regarding entities that have already expressed interest in leasing the sites and provided input regarding the potential users. The Committee discussed the interest of a Saturday cultural school in McKinley Elementary and a Montessori school's interest in classrooms at either Los Arboles Elementary School or McKinley Elementary School. The Committee also discussed the interest of SJB Child Development (a preschool program) in more space at Los Arboles. The Committee was in favor of these types of proposed non-profit community uses and day care/early childhood education uses.

The Committee expressed the importance of early childhood programs as both an essential service to the community and a means for drawing enrollment to the District. The Committee emphasized that the Properties should be used to provide services currently lacking in the community, including sports, arts and music programs, early childhood development, support for young families, and adult education. The Committee expressed support for triple net leases (where the tenant is responsible for insurance, maintenance/upkeep, and any taxes), with the

possibility of ten-year terms and possible ten-year renewals. The Committee also discussed the possibility of a shorter ‘probationary period’ at the start of lease terms.

The Committee discussed a potential lease to a private school interested in Ramblewood. Concerns were expressed about a lease to the private school. The Committee was generally positive toward a professional sports team that expressed interest in McKinley for practices and to house players. However, the Committee expressed the importance of addressing community needs first, and the desire that any such professional sports team use of the site include opportunities/support for youth sports.

The Committee was generally opposed to charter schools and private schools fully occupying the sites, noting the impact of the charter and private schools on District enrollment. The Committee expressed favor toward consolidating charter school operations at one facility. The Committee was not in favor of use of Properties that would involve affordable housing developments that are not District workforce housing projects.

Ultimately, after weighing selling versus leasing the Properties, the Committee believes that leasing, and the possibility of long-term leases, offers more flexibility and long-term benefits for the District and community than would selling the Properties.

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

The Committee recommends prioritizing leasing to businesses or entities that provide the following types of services, in order of preference.

- 1. Community-serving programs, such as sports, dance, or art;**
- 2. Early Education or Non-public schools (“NPS”) co-existing in one campus;**
- 3. Subsidized child care/day care;**
- 4. Technical school, adult education, or career development;**
- 5. Community college or university extension courses;**
- 6. Workforce housing purposes; and**
- 7. Venture capital or startups.**

The Committee makes the following general recommendation:

- 1. Consolidation of existing Charter Schools to one campus, if feasible.**

The Committee recommends that the following uses are avoided:

- 1. Sale of Properties;**
- 2. Leasing Properties for affordable housing;**
- 3. Lease to private schools; and**
- 4. Lease to charter schools.**

The reason that the Committee recommends against leasing the Properties to private schools or charter schools is to avoid competition with District enrollment.

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This list of recommendations above also aligns with the Community Survey results received by District staff.

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.

Respectfully submitted,

District 7-11 Committee

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