

Optimizing the District Property Portfolio

October 28, 2025



Ocean View
School District

Keith Farrow

Assistant Superintendent, Administrative Services

District Goal

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



7-11 Committee Review



April 9 - June 20, 2024
(7 meetings)



10 Appointed
Community
Representatives



Reviewed District's
26 Property Portfolio



Gathered Community
Input and Made
Recommendations

Recommendation to Board on August 13, 2024

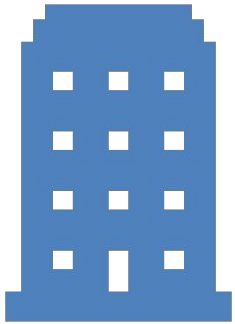
Sell: Crest View and Pleasant View

Lease: Lark View

Retain: All others properties

Additional considerations for property uses: Water wells, increase lease revenues, vehicle charging, green space, and site improvements

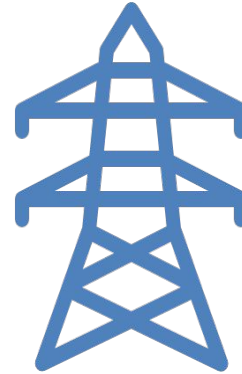
Actions to Date Related to 7-11 Committee



Improved
lease terms to
increase
rental income



Engaged
Huntington
Beach and
Westminster
with water well
opportunities



Explored
vehicle
charging
stations



Maintained
and enhanced
school sites



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 District Office** 17200 Pinehurst Lane, Huntington Beach, CA 92647

Rancho View Facilities, Transportation & Central Kitchen 8291 Warner Avenue, Huntington Beach, CA 92647

★ 7-11 Recommendation



Ocean View
School District

District Properties

Used for Non-District Purposes

- ★ **Crest View Walmart and Outpads** Beach and Talbert, Huntington Beach, CA 92646
- Glen View Brightstar Learning Center** 6621 Glen Drive, Huntington Beach, CA 92647
- Haven View Le Port** 16081 Waikiki Lane, Huntington Beach, CA 92649
- Meadow View Kellies, Montessori, Monarch, Carden** 5702 Clark Drive, Huntington Beach, CA 92649
- Oak View Preschool Head Start** 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 Lowes and Outpads** 8175 Warner Avenue & "B" Street, Huntington Beach, CA 92647
- Robinwood Grace Lutheran** 5172 McFadden, Huntington Beach, CA 92649
- Spring View** 16662 Trudy Lane, Huntington Beach, CA 92647
- Sun View** 7721 Juliette Low, Huntington Beach, CA 92647

★ 7-11 Recommendation



Considerations for Non-Leased Properties



1. Pleasant View
2. Sun View
3. Park View
4. Spring View
5. District Office

Note: Numbers are for reference only and do not indicate priority or sequence.



Favorable Options

Property Exchange

Joint Occupancy (Ground Lease)

District Employee Housing



1. Pleasant View

Between Heil and Warner along the 405 Freeway

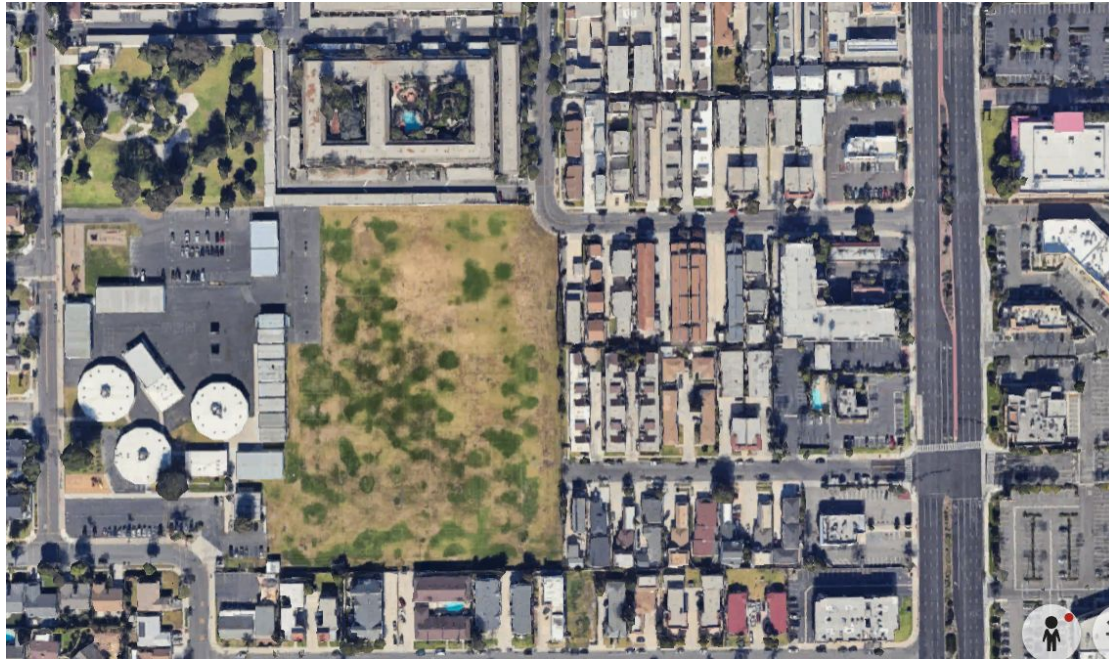


Existing site includes a pocket park owned by the District and is surrounded by single family residences and commercial property. The property could be split to serve multiple options using a joint occupancy agreement.



2. Sun View

Heil and Beach adjacent to Bella Terra



Existing site has multiple access points (front and back) and the neighborhood is a mix of single family residences to the left and apartments surrounding the fields. The property could be split to serve different purposes that fit each community's needs using an exchange and/or joint occupancy agreement.



3. Park View

Goldenwest and Heil adjacent to Murdy Park



Existing site is used by the Ocean View Little League with the possibility of a Huntington Beach water well (red), and is a mix of commercial, apartments, and multi-family rental properties (duplex, triplex, etc.)



4. Spring View

Edwards and Heil adjacent to Carr Park



Existing site includes a gymnasium and is surrounded by single family residential housing, and is intended to serve as the new District Office.



5. District Office

Springdale and Warner adjacent to City owned Lark View Park



Existing site of the the District Office and is surrounded by single family residences, apartments, and multi-family rental properties (duplex, triplex, etc.)





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Board Direction