City of Palo Alto
City Council Staff Report

Report Type: Meeting Date: 7/11/2011

Summary Title: Draft Letter of Interest for Foothill DeAnza

Title: Council Consideration of Draft Letter of Interest to Foothill DeAnza Community College Including Options to Sell or Long-term Lease the City owned 8 acres at Cubberley Community Center and a Request to Palo Alto Unified School District for Support and Possible Collaboration with Foothill College

From: City Manager

Lead Department: City Manager

Recommendation
Staff recommends that Council consider the issues discussed in this report as factors that may inform a letter to be drafted responding to Foothill De Anza Community College District's Request for Offers (RFO) to expand its Educational Center on the 8 acres owned by the City. The Council may wish to discuss the recommendation the PAUSD Board approved at its June 28, 2011 meeting as part of the deliberations on its response to Foothill.

Executive Summary
The City Council, at its June 27, 2011 meeting, directed staff to draft language for Council consideration responding to Foothill De Anza Community College District's (Foothill College) desire to purchase the City's 8 acres to expand its Education Center (motion attachment A). Council's action requested that a response identify both sale and lease as options to convey the property. Council's motion also included a request to Palo Alto Unified School District (PAUSD) for their support of, and collaboration with, Foothill's expansion at Cubberley. This report identifies key issues for Council to consider in providing further direction to staff in responding to Foothill College. Given the School Board's action and the variety of factors and policy decisions the Council will need to make, staff decided it was premature to produce an actual draft letter for this meeting.

PAUSD Board of Trustees, at its June 28, 2011 meeting enacted the following motion:

“We (PAUSD Board of Trustees) believe that the future of Palo Alto residents and PAUSD trustees will need the 35 acre contiguous Cubberley site to provide high quality and comparable K-12 educational services to all students in all neighborhoods. We also believe that working together with the City of Palo Alto to define and address our joint...
Cubberley interests will produce effective and mutually beneficial decisions for the residents we serve.”

The City Manager has been informed by the Foothill De Anza Chancellor that the Board remains interested in a potential response from the City of Palo Alto. In staff-to-staff conversations between Foothill and the City, it is clear that while Foothill remains interested in Cubberley as potential location for the Education Center, they also value the relationships they have with the City, PAUSD and the community at large, including the non-profits and other cultural/artistic groups located at Cubberley.

Background
Foothill College directly leases from the City 18,493 square feet on the 8 acres owned by the City and sub-leases 21,179 square feet on the 27 acres owned by PAUSD leased to the City for a 40,000 square foot presence at Cubberley. Foothill College intends on building its Education Center in phases, the first being 40-60,000 square feet with the possibility of an ultimate build out of 100,000 square feet. Foothill College desires 700 parking spaces for the initial phase and 1,200 spaces at ultimate build out. Cubberley presently has 750 total parking spaces (620 on PAUSD land and 130 on City land). While staff believes that an additional 20% surface parking can be gained through a more efficient parking layout and building additional parking in landscape reserved areas adjacent to Middlefield Road, structured parking would be required to fulfill Foothill’s stated parking requirement for the full build out of 100,000.

In addition to the 35 Cubberley acres, contiguous properties could add up to an additional 7.6 acres. The former Greendell School site, not part of the City’s Cubberley area, is 5 acres leased by PAUSD to a private day care school. Adjacent to Greendell is the former Peninsula Day Care Center at 2.6 acres and is currently proposed for residential development.

The City-School Liaison Committee: Councilmembers Shepherd and Yeh; and Boardmembers Tom and Klausner have also identified Cubberley as a significant agenda topic for their consideration this year. The Council will recall a colleagues memo (Attachment B) was presented by Councilmembers Shepherd and Yeh in March of this year which identified Cubberley as a major issue to be addressed by the City-School Committee this year.

Discussion
Staff has identified the following factors for further Council consideration of its response to Foothill College:

1. **Timing—Should the City request additional time to respond to Foothill College?**

   Issues: Because Foothill College’s interest in other sites, such as the Onizuka AFB site
in Sunnyvale, and a desire to fulfill its commitments made in the passage of its Bond Measure C in 2006, Foothill College has clearly indicated its desire to complete its site selection by late summer this year. Should the City have an additional 3 to 6 months to analyze site planning and parking constraints, a response letter could suggest an approach that could address the various Cubberley interests. If additional time were provided, the City could engage the appropriate land planning expertise to better understand the site constraints and building potential to accommodate as many of the interests as possible. Moreover, the additional time would give the City, Foothill and PAUSD the opportunity to collaborate, clearly the desired outcome of both the City’s and PAUSD’s recent Cubberley actions.

2. Should the City sell or lease its 8 acres to Foothill College?

Issues: Leasing the site, even on a long term basis (25 to 50 years) offers the most future flexibility to the City. Palo Alto is a built out community and publically owned land is a critical factor in delivering the services and amenities prized by our community. Foothill College’s interest may lean towards ownership, primarily, as staff understands, to enable the bond measure to fund the purchase of the 8 acres. Lease payments must come from operating funds, not their bond measure. Cash flow challenges affect all of us and Stated cutbacks have placed and extra burden on education. A new Education Center in any location, also allows Foothill to reduce or eliminate the lease payments of nearly $1M they make now to the City.

3. Should the City’s response letter suggest Foothill College utilize less than the 8 acres for its Education Center?

Issues: Foothill College is requesting 8 acres to initially house a 60,000 square foot facility (Phase 1), possibility growing to 100,000 square feet over time (Phase 2). Phase 1 would result in a Floor Area Ratio (FAR) of 17% on 8 acres. Palo Alto’s lowest commercial non-residential FAR is 405 in most cases. Should the City offer less than 8 acres, say 4 acres, to Foothill for Phase 1 only, retaining 4 acres, for example, for continuing community uses? Or does an extension of Foothill’s site selection process enable staff to understand more clearly the assumptions behind such a low building-to-site ratio as well to explore the possibility of utilizing less land area to achieve the same quality educational facility.

4. What is the effect of prior City and PAUSD Agreements?

Issues: The Purchase Agreement the City entered into with PAUSD contains a provision allowing the District to purchase the site at fair market value prior to a sale to a third party. One issue, for example, is whether a response letter triggers this provision. As previously discussed, a response letter is not a binding letter that would trigger this provision. A related second issue is whether an offer of a long term lease triggers PAUSD’s purchase option. Since the Purchase Agreement provision is limited to
a “[sale] of fee interest” which is legally distinct form a “long term lease”, a long term lease would not technically trigger PAUSD purchase option.

5. What impact does additional land in the Cubberley area have on accommodating the variety of interests?

Issues: Two key properties are adjacent to and might be explored for inclusion into the Cubberley campus. The former Greendell School is a 5 acre parcel PAUSD leases to a private school and is not a part of the City’s leased portion of the campus but is subject to the related Covenant Not to Develop. This covenant prevents PAUSD from converting certain District-owned property to non-school uses. Adjacent to Greendell is the former Peninsula Child Care facility at 2.6 acres which closed earlier this year and is proposed for private residential development. The developer, Summerhill Homes, has filed a subdivision map for 10 single family homes which conforms to the existing zoning. The subdivision application would ultimately require Council approval but since the proposal complies with existing zoning, there would be very limited Council discretion in its review of the proposal. While the property is privately owned and the City has no ownership or lease control over it, should one or both of these properties be explored as part of a greater Cubberley campus?

6. Should the City suggest to Foothill College that less parking may be necessary to accommodate the Education Center?

Issues: Foothill states it needs 700 parking spaces for Phase 1 of the Education Center which is proposed to be 60,000 square feet. Currently Foothill occupies 40,000 square feet and shares 130 parking spaces on the City’s 8 acres and 620 spaces on the PAUSD portion with the numerous tenants and service providers. While parking at Cubberley can reach capacity at peak times, generally the site is considered adequately parked. Since the Phase 1 development proposed by Foothill would result in a net increase of 20,000 square feet, staff would question the need for as much parking as Foothill has stated it needs.

7. Could a more analytical and specific approach to the future site planning at Cubberley by all parties result in a plan to accommodate the non-profit and community uses on the Cubberley campus.

Issues: Cubberley has long provided community focused uses for south Palo Alto and the City as a whole. Our community has enjoyed access to numerous rich cultural and social services because of their location at Cubberley. A closer and more analytical approach to the site planning and ultimate space need of all the stakeholders may offer a better sense of the space available to accommodate as many of the users as possible.

Conclusion
If the City proceeds with a letter to Foothill, the City Council has the discretion to
structure that letter in any way it chooses. The issues identified above are meant to inform how a letter might be composed.

Additionally, the City and School District will need to decide how to meaningfully discuss plans for Cubberley for the future, whether the City submits a letter or not. The Council knows that the City will need to decide before December 2013 if it is to exercise its option to continue leasing of Cubberley. The City has been committed to such conversations reaching back to the tripartite meeting hosted by the City a year ago and reflected in the Colleagues memo discussed at Council in March 2011.

Attachments:

- Attachment A: Motion from Council Meeting June 27, 2011 (PDF)
- Attachment B: Colleague's Memo from Vice Mayor Yeh and Council Member Shepherd (PDF)
- Attachment C: Letters from the Public - Cubberley (PDF)
- Attachment C: Cubberley Map (PDF)

Prepared By: Steve Emslie, Deputy City Manager

Department Head: James Keene, City Manager

City Manager Approval: James Keene, City Manager
ITEM No. Direction on Submission of Letter of Interest to Foothill College Regarding new Education Center at Cubberley Community Center

MOTION: Council Member Schmid moved, seconded by Council Member Holman to: 1) continue this discussion until July 11th, 2) direct Staff to return with a report that outlines alternative advantageous uses of the 8 acre site, 3) have Staff provide ideas where nonprofits, artists, and services could relocate, if necessary, and 4) request the Palo Alto Unified School District Board provide the City with ideas how they can purchase or share the financial burden of Cubberley Community Center.

SUBSTITUTE MOTION: Council Member Klein moved, seconded by Council Member Scharff to direct Staff to prepare a Letter of Interest (Letter) for Council’s consideration to be brought back on July 11, 2011.

INCORPORATED INTO THE MOTION WITH THE CONSENT OF THE MAKER AND SECONDER to include in the Letter options to either sell the property or for a long term lease.

INCORPORATED INTO THE MOTION WITH THE CONSENT OF THE MAKER AND SECONDER to request Palo Alto Unified School District begin an open process of examining their support and possible collaboration of partnership opportunities with Foothill College.

SUBSTITUTE MOTION AS AMENDED PASSED: 6-3 Burt, Holman, Schmid no
City of Palo Alto
City Council Staff Report

Report Type: Action Items

Meeting Date: 3/7/2011

Title: Suggested Items for the City/Schools Committee

Subject: Colleague's Memo from Vice Mayor Yeh and Council Member Shepherd to Request That the City Council Review and Comment on Suggested Items for the City/Schools Committee Agenda for Calendar Year 2011

From: City Manager

Lead Department: City Clerk

Attached is a Colleague's Memo from Vice Mayor Yeh and Council Member Shepherd Regarding a Request that the City Council Review and Comment on Suggested Items for the City/Schools Committee Agenda for Calendar Year 2011.

Attachments:
• City-School Committee Agenda Items Colleagues Memo 022811 (2) (DOC)

Prepared By: Donna Grider, City Clerk

Department Head: Donna Grider, City Clerk

City Manager Approval: James Keene, City Manager
CITY OF PALO ALTO
COLLEAGUE'S MEMORANDUM

DATE: February 28, 2011
TO: City Council Members
FROM: Vice Mayor Yeh and Council Member Shepherd
SUBJECT: Request that the City Council review and comment on suggested items for the City/Schools Committee agenda for calendar year 2011

RECOMMENDATION

We ask our Council Colleagues to 1) review the suggested list of agenda topics for the City/Schools Committee and 2) make comments and/or suggest additional items to be considered by the committee.

BACKGROUND

Many important issues are facing the City of Palo Alto and the Palo Alto Unified School District. Opportunities to dialogue and identify potential solutions exist through the City/Schools Committee. To ensure a thoughtful set of agenda items are taken up by the committee this year, we are seeking input from Council colleagues on the issues that are of the highest priority that would fit under the committee's purview. This discussion will inform and help formulate a robust set of agendas to share with colleagues from the School District.

Currently, City/School Committee meeting agendas are established on an ad hoc basis. While appropriate for being responsive to issues, this memo intends to establish a process that is pro-active in identifying areas to focus efforts, coordinate resources, and enhance or improve collaboration between the two government entities that most directly serve the Palo Alto community.

PROPOSAL

Currently suggested topics include the following:

1. Public Facility inventory. As the committee responds to demographic and growth projections by PAUSD, the City should understand the School District's interest in current Public Facility-zoned sites to address capacity needs for its long-term strategy. Agenda items already include identifying and taking stock of all zoned PF sites owned by both the City or District and adjacent properties to existing PF properties/sites for purposes of future expansion and a presentation by City staff regarding current PF sites. Land Use & Planning, Community Collaborative for Youth Health and Well-being
2. **Cubberley.** Ongoing dialogue on the issue of future site plans for the Cubberley site and potential for maximizing multiple community needs and opportunities: education (K-12 and Community College and life-long learning), community programs and classes. Understanding that the current covenant expires in 2014 and needs a 12 month notice to change, two areas that would benefit City planning could focus on PAUSD’s position on 1) when and if the district will need to reopen Cubberley as an active school site, 2) whether or not this needs to include the 8 acres owned by the City and 3) explore wins for multiple community interests? *Land Use & Planning, Community Collaborative for Youth Health and Well-being*

3. **Budget Items.** During budget discussions over the last several fiscal years, the areas where City expenditures benefited School District interests emerged as an important topic to explore further. Included in a preliminary list are programs that reflect ongoing City investments in school and educational programs and services. Potential agenda items include 1) a full cataloguing of these programs, 2) reviewing the shared cost of resource officers and crossing guards, and 3) review of the annual payment to PAUSD. *City Finance, Community Collaborative for Youth Health and Well-being*

4. **Project Safety Net.** One of the most recent areas of collaboration between the City and School District. The shared role of the City and PAUSD regarding the degree of responsibility for the social and emotional well being of youth on campus and in the community should be clearly defined and articulated publicly to make PSN meaningful and sustainable. Potential agenda items 1) long-term financial allocation for the PSN program, and 2) formalizing the roles for both the City and the School District to reflect the systemic shifts in both entities’ commitment to the program and efforts. *Community Collaborative for Youth Health and Well-being*

5. **Information Technology.** The creation of the City’s Fiber Optic Fund in FY 2009 provides a potential opportunity for the City to support the School District’s interest in securing a long-term affordable option to providing high-speed internet and multimedia access to all campuses. Potential agenda items include 1) how the City might expand its dark fiber network to local school campuses, 2) fiscal analysis to determine the feasibility of any expansion, given current and project market conditions, and 3) exploring precautions and advancements for securing mobile phone connectivity expansion. *City Finances (Financial: Economic Development)*

6. **Energy Efficiencies and Renewal Resources.** The existence of the City’s Electric Fund and interest in sustainability initiatives by both the City and the School District would benefit from identifying specific opportunities for collaboration. The City has maintained a state, national and international leadership role in setting aggressive milestones for environmental sustainability. Potential agenda items would include identifying demonstration projects contributing to increased energy efficiency, renewable resource development, educational projects preparing the community’s next generations, supporting the
students' own innovative initiatives promoting environmental sustainability, and trip reduction management strategies. 

7. **Emergency Preparedness.** The City has widened its focus on EP over the last few years. The success of our active volunteer task force will depend on participation of the entire community when and if a catastrophic event may happen. At this point in time PAUSD has not officially engaged in the primary points of focus 1) the Citizen's Corps Council (CCC), and 2) drills, best practices and coordination. The success of our City programs relies on the engagement of all community segments. Potential agenda items include 1) an update on District emergency plan, 2) teen CERT training, 3) a PAUSD decision maker appointed to the CCC, and 4) Safe-2-Tell program in conjunction with Project Safety Net.

**Resource Impact**

These agenda items and initiatives will have an impact on City staff resources and Council members' available time. The same will be true of the School District. Pending Council direction on helping array agenda topics in some priority, the City Manager has agreed to provide the Committee with a realistic staff resource "budget".
Dear City Council,

Please keep the Cubberly Center as a community center and city property. Don't sell it.

This center provides a vital service to our community:
1. Encourages a variety of community activities: sports, arts, education, music,.....
2. Provides a focus point where people meet for these activities.

My 2 children have used this center for basketball games when they were young and now use it a members of PACO (Palo Alto Chamber Orchestra).

This center greatly helps make Palo Alto a vibrant community and not just a bedroom community. It shouldn't be viewed as a profit center, but rather like a park. It adds to the quality of life here in Palo Alto. It's success can be seen by simply looking at the parking lot. Most of the time it is quite full with cars of residents getting together for some activity.

The center doesn't need the $16M+ repairs reported in the newspaper. It is ok to have uneven sidewalks/pathways in the center. However a new paint job would help make the center feel more uplifting without costing much.

I moved from Cupertino to Palo Alto many years ago in large part b/c Palo Alto does have a more child friendly community feel to it. Cubberly is a large part of that. Please keep it.

Resident,
Eric Munro
Dear City Council,

Since I am unable to attend the July 11th meeting, I have written a letter in favor of Zohar dance and its continued operation at the Cubberely site. Please refer to the attached enclosure.
Dear Palo Alto City Council,

My initial dance experience at Zohar began 28 years ago. I had recently graduated from the University of San Francisco School of Nursing and was working as an RN at the VA Medical Center in Palo Alto. After day shift ended at the hospital, I participated in jazz classes instructed by Ehud Krauss. I continued with periodic jazz lessons while attending graduate school.

After several years of absence, I have returned to dance. I am currently taking jazz once again from Ehud and group and private ballet lessons from Mamy Trounson. Ehud is a master of his craft and exudes great artistic style. His wonderful wit and sense of humor provide additional entertainment. Marny is an exceptional instructor who exhibits a gentle manner while demonstrating and teaching ballet technique.

Zohar contributes immensely to the community by providing access to the arts for children, teens and adults. Both Daynee and Ehud Krauss show a special interest in their students. Although many years had past, Daynee remembered me. She allowed for private lessons on days other than Sunday, when Marny’s individualized sessions were typically reserved. Ehud welcomed my return and spent time conversing with me.

Zohar’s outreach program greatly benefits the teen population. Years ago, several teenagers were present in my jazz class. In certain instances, teens would approach me to talk. They knew I was a nurse, as I initially arrived to the studio in my nursing attire. A common topic of conversation included relationships with others. I specifically remember a 13-year old girl who requested to talk with me about the loss of a male friend recently killed in a drive-by shooting on the 101. This heartbreaking conversation made me realize the importance of Zohar’s outreach program and the efforts of Daynee and Ehud to better the lives of teens.

Dance at Zohar allows for creative expression, builds confidence, challenges the mind and strengthens and tones the body. Various styles of dance are taught in a safe, structured, nurturing and supportive environment. Students have fun, laugh and meet individuals with common interests and different ethnic backgrounds.

My fond memories of Zohar directed me to resume my love of dance. After several years of absence, I am proud to say that my current experience has been gratifying and reflects that of the past. I am deeply saddened by the news of the potential closure of the Cubberley site. The discontinuation of this valuable art form would create an enormous void and adversely impact the entire community.

Sincerely,

Wendy Pica-Furey

7/1/11
Dear Council Members

It would be a huge mistake to sell any part of Cubberley. It is a valued asset in southern Palo Alto.

regards

Chris Cooke
I'm hoping that we can keep Foothill at the Cubberly site.

My wife goes to the REACH program for stroke survivors - essentially group physical therapy and speech therapy. Since it is in groups, the cost is about 10% of the usual private therapies and puts long-term therapies in reach financially. Medical coverage runs out after 1-6 months for this kind of therapy, and even in Palo Alto, almost no one can afford to do this as private therapy over the years that stroke recovery takes.

Due to recent budget cuts, REACH is in community status now, rather than full student status. This means that it is fully student-supported, but the space is still provided by Foothill College. I suspect that if Foothill moves, there will be no way to find a new space to keep this program alive.

Please support Foothill College staying at the Cubberly site.

Thanks,

Ken Poulton

---------- Forwarded Message ----------

Subject: [bpa-misc: 1670] Cubberly and Foothill College
Date: Thursday 23 June 2011 01:10 pm
From: "Bob Moss" <bmoss33@att.net>
To: "midtownnews" <midtownnews@att.net>, dsfna@yahoogroups.com, "bpa-misc" <bpa-misc@googlegroups.com>

The City Council will discuss how to reply to Foothill College's request for an expanded facility in Palo Alto or Sunnyvale at the meeting Monday night.
No decision or recommendation to either sell the 8 acres or enter into a long term lease has been made yet. Council could decide to do nothing and let Foothill relocate, offer a lease with different length and terms, or offer to sell. The staff report is at http://www.cityofpaloalto.org/civica/filebank/blobdownload.asp?BlobID=27738

Last month I spoke to a Foothill College person who was familiar with the state of discussions with Palo Alto at that time. He said it was unlikely Palo Alto would offer to sell the site or offer a large enough area for a long term lease to meet the requirements of Foothill College, so they most likely would move to the former Onizuku site in Sunnyvale in a few years.
No idea what the Council will actually decide Monday, so if you are interested in this issue contact the Council with your preferences and concerns, and/or attend the meeting Monday.

Regards, Bob

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Dear City Council Members,

Good Neighbor Montessori was founded at Old Ohlone school (Hoover Elementary school) in Palo Alto, in 1986. Cubberley Community Center has been GNM's home since 1992.

I am a Montessori trained teacher and have been a Palo Alto resident since 1980. I started GNM with a handful number of Palo Alto young children in 1986. GNM has been voted as the Best of Palo Alto by some parents and that encourages us to do the best job we know how, which is to love and inspire young children of Palo Alto and the nearby communities.

Ever since 1986, looking into the future, I have turned every stone to find another appropriate and safe location for GNM to purchase or lease on long term basis either in Palo Alto or close by vicinity. Either the locations are not safe or environmentally appropriate, or are too expensive, or the biggest hardship of all has been obtaining the use permit.

We understand that the City is financially under pressure to sell part of the C.C.C. property. I am asking this: Can you provide a location with the correct use permit, for a small school like GNM, either at another spot in the C.C.C., or another part of Palo Alto? We do not mind to spend the money to renovate and fix the place for our needs.

There are over eighty worried parents along with their young children, as well as some worried staff members looking at you with this question! Good Neighbor Montessori needs Your support in this matter to survive! Please help us!! So that GNM could continue doing what it does best, by loving and inspiring the young children of our community.

Respectfully,
Haideh Tabrizi
Good Neighbor Montessori
Founder and Administrator Since 1986
Minor, Beth

From: Sylvia Star-lack [star_lack@yahoo.com]
Sent: Thursday, July 07, 2011 4:52 AM
To: Council, City
Subject: Please do not sell Cubberley.

Dear City Council,

I am writing to express my opposition to the proposal to sell part of Cubberley Community Center to Foothill Community College.

The proposal to sell Cubberley will not only affect existing programs at Cubberley Community Center, the Board of Education has said it will also adversely affect PAUSD’s flexibility to grow as enrollment increases.

Selling Cubberley in this moment, when the city is working on infill development that will increase demand for community services and school capacity, would be unwise.

Please do not go forward with this initiative.

Thank you for your consideration.

-Sylvia Star-Lack
902 Van Auken Circle
Palo Alto, CA 94303
(650) 424-1773
I have not weighed in on this before, but I feel the need to urge you to retain the Cubberly site. It currently serves a lot of locals and will doubtless become a site the school district may need again in the future. Should you sell off this property, at a future date we will be looking to buy something similar— but there won't be anything similar, and if there were, it would break the bank to buy it. Maintain what we have. Let Foothill rent space or go elsewhere.

Sincerely,
Carol Gilbert
555 Byron St.
Palo Alto, CA 94301
Donna J. Grider, MMC
City Clerk
City of Palo Alto
650-329-2226

Ü*Think Before You Print!*

-----Original Message-----
From: Diane and Bob Reklis [mailto:reklis@comcast.net]
Sent: Wednesday, July 06, 2011 9:48 PM
To: Clerk, City
Subject: FW: Cubberley

Please forward this message from Nancy Martin to all City Council members.
Thanks.
Diane Reklis

-----Original Message-----
From: ncmartin@comcast.net [mailto:ncmartin@comcast.net]
Sent: Tuesday, July 05, 2011 12:11 PM
To: Diane and Bob Reklis
Cc: Nancy C. Martin
Subject: Re: Cubberley

I am in Namibia anddd won't return to Palo Alto until 7/23. I do not have goo acces to the internet. Can you please use this e-mail as my proxy and vote that the City not sell Cubberley. I feel the City and PAUSD has been down this road before when they prematurely cised and sold off schools and school property.

Thank you.

Nancy C. Martin

One of the reasons I voted for several of our current City Council members was because they were against

unlimited housing growth in PA. Larry was one of them.
Cubberley
Greendell and
525 San Antonio
Sites

City-owned site: 8 acres
PAUSD Cubberley site: 27 acres
Greendell site: 5 acres
525 San Antonio Road site: 2.6 acres