1. Welcome and call to order

2. Oral communications
   - None

3. Approval of June 13 and June 20 meeting action notes
   - Approved

4. Continuation of the overview of high-level Cubberley issues, questions, and concerns including draft questions for the Cubberley Policy Advisory Committee (see the attached revised list of CCAC high-level issues, questions, and concerns, pages 3-5)
   - 1A – PAUSD can do them at a cost for the city on a 10 year horizon
   - 1B – PAUSD said the board will be meeting on this in the fall
     - Bern Beecham said to find out what the schools do not need not just when they will need certain things
     - Questions were asked about wanting detailed information on what the straight line projections show for when a new elementary, middle, and high school will be needed
     - What is the relationship between the growth of the schools and the growth of the city?
   - 2A – Facilities subcommittee should handle this
   - 2B - Staff should distribute Appendix H and the Executive Summary of the IBRC Final Report
   - 3A – Rob De Geus said to reference the sheet distributed last week on all of the different services that are offered at Cubberley
     - There are limited facilities elsewhere for where all of the functions at Cubberley could go
     - Could be creative and relocate stuff elsewhere but to think that we could relocate even half of what is here it would be tough
     - Susan Bailey asked what percentage of users are residents versus non-residents of the different uses at Cubberley
What would happen if this facility were no longer here? What would be lost, what would move, what don’t we know?
- Look at what hours of the day Cubberley facilities are used
- Beecham said look not only at the uses but also at the square footage and what might be able to be doubled up
- Pam Radin asked if there is a model of a facility like this elsewhere that can be studied

- 3B – Policy driven question for the PCAC
- 3C – Yes but there is still a need
- 3D – There has been progress but it’s hard to say what the true demand is because the demand is so high it cannot be fully accommodated
  - Is the use and saturation point during afternoon and weekend hours, during the day, or at all times?
  - What are the times when the fields are needed most?
  - Currently kids have priority over adults and residents have priority over non-residents
  - Efficiencies are being done where they can be such as the El Camino park renovation
  - Get figures on resident versus non-resident percentages of use

- 3E – Gyms and dance studios are unique uses that come to mind
- 4A – This should be discussed in the School Needs and Community Needs subcommittees
  - Steve Emslie said there are a wide variety of projections and implications with the ABAG numbers but those should be discussed in more detail

- 4B – Even without housing growth there is a household size growth which impacts schools
  - City is seeing more people without necessarily housing growth

- 5A – Schools have an approximately $160M budget and taking away the $7M per year would have serious impacts (the loss of about 85 teachers)
- 5B - Utility users tax discussion including the implications of no longer paying the PAUSD payment
  - Would stopping the PAUSD payment eliminate the tax?
  - What are the odds it would be subject to a referendum if the PAUSD payment is stopped?

- 5C – What is the market value of the space at Cubberley if it were opened to the free market?
  - Where would one have to go if he or she couldn’t get the rates he or she is currently getting at Cubberley? East Bay, San Jose, nowhere, etc.

- 6 – Question for the CPAC
- 7A – This will be addressed in future conversations
- 7b – TBD based on future decisions
- 7C – Theoretically possible but we would need to look into this much further
  - Are there state policies we should be aware of?
Look at the Menlo Atherton theatre and what the shared nature of that facility has meant for other organizations

- 7D – Addressed by subcommittee
- 7E – Addressed by subcommittee
- 8A - Question for CPAC
- 8B – General policy question

5. **Appointment of subcommittees and discussion of subcommittee process**
   - Subcommittee assignments were distributed (see attached list, page 5)

6. **Schedule next meeting**
   - Doodle to be sent out

7. **Adjournment**

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Cubberley Community Advisory Commission (CCAC)

*Revised*

High Level Issues and Questions

1. **School Enrollment:**
   A. What are PAUSD's projections for school facility needs short medium and long term (including and understanding of uncertainty and variability of assumptions)?

   B. What are the timeframes for an elementary, middle, and high school?

2. **Capital Improvements and Finances:**
   A. What capital expenses are required for Cubberley to remain status quo?

   B. What are the City’s long term financial obligations for City-wide infrastructure maintenance?

3. **Community Serving Uses:**
   A. What are the community-serving uses unique to Cubberley? From child care to the arts, what are the alternatives (or not) for relocating and/or prioritizing those services if they aren't part of the Cubberley future?

   B. Should the CCAC assume joint City/PAUSD uses for the long-term?

   C. Are there programs and uses that are duplicated elsewhere in the City?
D. What are the playing fields needs and uses?

E. What are the facilities unique to Cubberley (example, the gym) and the future of the services related to those facilities if displaced from Cubberley?

4. Population and Housing Growth:
A. What are the City’s population and housing growth based on ABAG housing mandates? Are there adequate Community facilities to accommodate projected

B. How will the demographic profile of Palo Alto change? Will there be a change in community services provided?

5. PAUSD Finances:
A. What would the impact of reducing City lease and covenant payments be to School programs and services?

B. How can the City and PAUSD collaborate to ensure school finances are stable and the City can catch up with its infrastructure obligations?

C. What is the market value of the subleases and what is the revenue potential?

6. City Ownership and adjacent PAUSD properties: What role if any would the City’s 8 acres and PAUSD’s Greendale and 525 San Antonio Sites have in resolving long term school and community service needs?

7. Re-Use of Cubberley:
A. What could a potential re-use or re-construction of the Cubberley campus offer in the way of additional community center and school facilities?

B. How could construction be phased to minimize disruption to schools or community services?

C. Would it be possible to share school facilities when not in use by PAUSD?

D. How will visual or other construction impacts be made compatible with the adjoining neighborhoods?

E. How will site access from vehicles, bicycles and pedestrians be facilitated to reduce traffic and traffic related impacts on the surrounding community?
8. General Policy

A. Does the City want to renew the Cubberley lease with PAUSD?

B. What should the future of Cubberley be?

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