Cubberley Community Advisory Committee (CCAC)

Action Notes

Meeting # 8

September 5, 2012
Cubberley Community Center
4000 Middlefield Road, Palo Alto, CA 94303
Room H-1
5:30-7:30 PM

1. Welcome and call to order

2. Oral communications
   • George Browning spoke
     o CCAC members should make sure to read what the IBRC wrote about Cubberley
     o The City should be clearer about what is expected of the artists who rent space at Cubberley including how they exhibit and how their rented space is used

3. Approval of the August 22 meeting action notes
   • Approved with the change of 2012 to 2013 on page two of the draft

4. Introduction by CCAC Architect John Northway
   • Thinks the work of the CCAC is going well and commends everyone for their work so far
   • Wants everyone to keep working toward defining “the problem” and believes progress on this front has been made

5. Presentation by the School Needs Subcommittee followed by a group discussion and questions
   • School Needs Subcommittee Chair Bern Beecham lead the presentation
     o Beecham reiterated the School Needs Subcommittee deliverables
     o Presented preliminary conclusions
     o SEE ATTACHED POWER POINT
     o Beecham presented the spreadsheet that shows the acreage per student at all of the PAUSD schools
       ▪ Showed significant variance
       ▪ High schools were about 45 acres on average vs. full Cubberley site is 35 acres
• Presented what happened at the September 4, 2012 PAUSD Board meeting including the PAUSD Cubberley interests
• Co-Chair Lowell added that the School Board purposefully left things open ended to allow the CCAC to do its work
• A number of clarifying questions were asked on PAUSD positions
• PAUSD Superintendent Kevin Skelly then presented clarifying information
  o Need for a middle school could arise by 2020
  o PAUSD is evaluating all options for land use and recognizes one story options are not the future
  o A lot of questions were asked about what was driving the school boards position and Skelly communicated that it is based on a long history of enrollment growth and Board positions
• Problem stated: maximum flexibility limits what you can do on the site
• Problem stated: the sometimes conflicting wants and needs of all parties involved with the Cubberley site

6. Response by the Finance, Facilities, and Community Needs Subcommittee Chairs to the School Needs Subcommittee presentation
• Finance Subcommittee mentioned a few problems:
  o Both the City and PAUSD are dealing with budget problems
  o PAUSD wants to keep the $7 M payment from the City and the City feels like it needs some or all of it for other expenses
• A number of “problem” statements about Cubberley were then made:
  o Prioritization is difficult
  o Determining what uses the City should subsidize on the site is difficult
  o Using existing facilities is cheap but does not allow as much potential density
  o CPAC direction to focus only on the Cubberley site does not allow for other site consideration
  o Uncertainty around the question “if an important community use is at Cubberley and this site becomes unavailable will the use be able to continue elsewhere”
  o Maintaining maximum flexibility for PAUSD at the site significantly impacts what the City can do with the site including a potential bond measure
  o PAUSD wants to keep the $7 M in rental revenue but the City budget issues make that payment difficult
  o Community acceptance of a bond measure for Cubberley is questionable
  o The City rushing to 2014 bond measure may force an eight acre community center bond measure without PAUSD
    ▪ Would PAUSD/the community support that?
  o Joint bond for a joint-use facility would need to be built to State Architect’s standards and would be more expensive
- There may be effects on operating budgets if changes are made to programming uses
- Needs for the site may shift over time
- PAUSD and community needs are growing in parallel
- How the uses at Cubberley should be determined is difficult

- A number of facts were also raised in the course of discussion:
  - Maintenance need is $33M to “keep dry” in the short-term
  - Additionally, currently unbudgeted funds are needed for maintenance in the mid-term at the site

7. Future meetings

8. Adjournment