Cubberley Community Advisory Committee (CCAC)

Action Notes

Meeting # 9

September 19, 2012
Cubberley Community Center
4000 Middlefield Road, Palo Alto, CA 94303
Theater
5:30-7:30 PM

1. Welcome and call to order

2. Oral communications
   • None

3. Approval of the September 5 meeting action notes
   • Approved

4. Finance Subcommittee presentation, definition of problem, and discussion
   • Presentation given by CCAC Finance Subcommittee Chair Lanie Wheeler
   • SEE ATTACHED POWER POINT PRESENTATION
   • Wheeler went over what the main problems from a financial perspective are that the group should try and solve
   • Wheeler noted the high number of changes that have occurred since the lease and covenant not to develop were originally signed and recognized similar changes were likely to continue occurring
   • Wheeler noted the implications that the uncertainty of this site has on operations, maintenance, sit planning, etc.
   • From a financial perspective, anything done on the site independently by the City or PAUSD impacts the other due to the fact that possible uses done in tandem are much different than independent site use
   • Site improvement funding undertaken in tandem has different geographic boundaries and voting requirements to be aware of
   • Question: Is the City set on a 2014 ballot measure?
   • Councilmember Schmidt noted there are shorter term needs the City is trying to address and has targeted 2014 as the time to do that but with a consultant being hired many different project package scenarios will be considered
   • Finance subcommittee will consider unconventional funding avenues but will leave most of the political viability discussions to the CCAC as a whole
   • Question: Will the Finance subcommittee write down political viability questions that arise in the course of their discussions for discussion by the CCAC as a whole?
• Question: Will there be reluctance from North Palo Alto to fund Cubberley renovations in South Palo Alto?

5. Community Needs Subcommittee definition of problem, staff update on Cubberley tenants survey, and discussion
• Presentation given by CCAC Community Needs Subcommittee Chair Diane Reklis
• SEE ATTACHED POWER POINT PRESENTATION
• Reklis went over the main problems facing their subcommittee including overall problems and short-, medium-, and long-term problems
• Discussed the needs that all of the different users at the facility have
• Recognized that joint use will necessitate change
• Reklis noted that Cubberley uses have ebbed-and-flowed in the past and consideration of building a facility that can do so in the future should be given
• Consideration will also be given to needs that might have no relocation alternative and those that are conducive to joint use versus those that are not
• Community Services Division Manager Rob De Geus then updated the CCAC on the Cubberley survey of tenants
• De Geus said staff had received 40 of the 70 surveys back
• Said they have a three tier approach to results:
  o All users
  o Users by category
    ▪ Example: dance studios or artists
  o Individual users
• Said of the 40 survey responses received so far 50 percent of users share space
• Many users need specialized facilities
• Facilities are in use from as early as 6:00 AM to as late as 11:00 PM
• 25 percent of respondents said they would go out of business without space at Cubberley and many others said they would have to leave Palo Alto
• Question: Can professional help on the surveying be obtained?

6. School Needs Subcommittee definition of problem and discussion
• Discussion on this subject delayed until later in the meeting

7. Discussion of inter-subcommittee communication
• CCAC Co-Chair Mike Cobb led a brief discussion on inter-subcommittee communication
• Request: Make sure that all reports are shared with the entire committee
• Subcommittees agreed to reach out to one another when an opportunity to collaborate presents itself or is necessitated
8. Discussion of potential joint use sites to visit and the process for visiting
   • Deputy City Manager Steve Emslie said that based on joint use facility
     interest staff will put tours together of joint-use facilities but asked that
     CCAC members work through staff to help with coordination
   • Emslie said staff welcomes suggestions for those site tours
   • Request: A presentation from Emeryville on their proposed joint use facility

6A. School Needs Subcommittee definition of problem and discussion
   • Presentation given by CCAC School Needs Subcommittee Chair Bern
     Beecham
   • Said the subcommittee is looking at how PAUSD may want the eight acres
     used in the future and how they may be affected by them
   • Looking at a possible development pattern for the Cubberley site as the
     school starts building out projects
   • Question: How does ABAG affect projections?
   • Beecham reiterated that the subcommittee doesn’t have a reason to use
     anything different than the PAUSD 2% enrollment growth projection
   • Beecham said the School Needs Subcommittee is also looking at non-
     traditional site uses including having specific facilities for art, science, etc.
     located at Cubberley that students from both PALY and Gunn could use

9. Future meetings
   • Staff will send a Doodle to the CCAC to find an alternative meeting day for the
     currently scheduled October 31st meeting
   • CCAC architectural consultant John Northway said he was very excited about
     the opportunity here and that he thought it was time to start concluding
     work on the problem identification step of the process and start working on
     the solutions step
   • Discussion occurred of how to organize the group based on a final report that
     will contain alternatives but no decisions were made
   • Cobb and Emslie proposed a community forum in October/November to
     solicit input from all segments of the community on what their vision for the
     future of Cubberley is

10. Adjournment