



LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Report Number:	146-08/09
Date:	November 25, 2008
Subject:	Designation Of Four Closed School Sites For Charter School Utilization
Responsible Staff:	
Name	Joseph A. Mehula, Chief Facilities Executive
Office/Division	Facilities Services Division
Telephone No.	213-241-4811

A. EXECUTIVE SUMMARY

Action Proposed: Approve the designation of four closed school sites for charter school utilization and authorize staff to negotiate and enter into Use Agreements with selected charter schools for designated closed school campuses. The corresponding schools for these projects are: Oso Elementary School; Highlander Elementary School; Collins Elementary School; and Platt Ranch Elementary School.

Staff Recommendation and Rationale: To relieve annual demand for facilities under Proposition 39, staff recommends that the Board of Education approve the designation of four closed school sites for charter school utilization and authorize staff to negotiate and enter into Use Agreements with selected charter schools for designated closed school campuses.

Approval of this amendment will designate the Oso, Highlander, Collins and Platt Ranch elementary school campuses for charter school occupancy to address annual Proposition 39 requests in the West San Fernando Valley and reduce the potential of co-locations on operating campuses that may cause significant instructional impacts.

Background: In 2002, there were nine closed school sites in the West San Fernando Valley, seven of which were leased to private schools or used by LAUSD for administrative purposes (e.g., administrative offices, Adult Education, Beyond the Bell, storage, etc.). Since then, three of the closed sites were refurbished and re-opened as new schools. Today, six closed schools remain.

In August 2007, staff from the Planning and Development Branch, Space Planning, Master Planning and Demographics, Local Districts, Division of Adult and Career Education, and Early Childhood Education Division met



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

to discuss possible uses for closed schools. The discussion identified a list of internal and external user groups contending for space in the closed schools. Subsequently, the Board of Education adopted the "Master Planning for Instruction" resolution to assist in establishing LAUSD priorities when determining the future use for each of the closed school sites.

In response to the "Master Planning for Instruction" resolution adopted by the Board of Education on December 12, 2007, staff developed a draft master plan that incorporated instructional, fiscal, and operational considerations. Staff presented the Closed Schools Master Plan to the Facilities Committee of the Board of Education on June 12, 2008.

Due to changes in the District's budget that dramatically impacted various divisions and programs, the Closed Schools Master Plan was significantly altered. Many of the initial concepts were no longer feasible due to recent budget cuts that limited the availability of sufficient funding to rehabilitate the campuses and/or operate the proposed District programs.

Concurrently, the District was overwhelmed with Proposition 39 requests for over 17,000 charter seats. Attempts to provide co-location offers on operating campuses were met with great opposition and concern by school and community stakeholders in the West San Fernando Valley because of potential instructional impacts imposed by a co-location.

As result of increasing charter school demand for facilities under Proposition 39 and insufficient funding available for District programs to rehabilitate and operate the closed schools, the Closed Schools Master Plan now recommends the following:

Oso Elementary School: Designate site for charter school use and require rehabilitation to meet District facilities standards, including Field Act and Division of State Architect (DSA) requirements. Site will be made available to charter schools either through an annual Proposition 39 offer or for long-term use through an RFP process. If granted long-term use, the charter school occupant will be required to finance and manage the rehabilitation of the site.

Devonshire Elementary School: Relocate several Community Day Schools and/or the City of Angels program to Devonshire in order to consolidate leases, save general fund dollars and provide much-needed instructional services at a central location. Local District 1 Professional Development programs will remain in accordance with Board policy to



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

consolidate leases and avoid hotel costs.

Hughes Middle School: Maintain Beyond the Bell storage functions until relocation to LAUSD warehousing location is available. Consolidate Adult Education functions and identify available flex space for potential charter school or community use.

Collins Elementary School: Designate site for charter school use and require rehabilitation to meet District facilities standards, including Field Act and Division of State Architect (DSA) requirements. Site will be made available to charter schools either through an annual Proposition 39 offer or for long-term use through an RFP process. If granted long-term use, the charter school occupant will be required to finance and manage the rehabilitation of the site.

Highlander Elementary School: Designate site for charter school use and require rehabilitation to meet District facilities standards, including Field Act and Division of State Architect (DSA) requirements. Site will be made available to charter schools either through an annual Proposition 39 offer or for long-term use through an RFP process. If granted long-term use, the charter school occupant will be required to finance and manage the rehabilitation of the site.

Platt Ranch Elementary School: Designate site for charter school use and require rehabilitation to meet District facilities standards, including Field Act and Division of State Architect (DSA) requirements. Site will be made available to charter schools either through an annual Proposition 39 offer or for long-term use through an RFP process. If granted long-term use, the charter school occupant will be required to finance and manage the rehabilitation of the site.

The reopening of these closed schools will go through the required CEQA and state-approval process for occupancy. The scope of CEQA will be determined by the corresponding charter school's operations, i.e. grade-levels and enrollment. The CEQA process will ensure that all community stakeholders are engaged in the reopening process.

Policy Implications: The action will designate four closed schools for charter school occupancy without formal Board adoption of a Closed Schools Master Plan as requested in the "Master Planning for Instruction" resolution of December 11, 2007.

Charter schools will be required to waive their Proposition 39 requests for



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

a period coterminous with their Use Agreement for the corresponding closed school and rehabilitate the campus to District facilities standards, including Field Act and DSA requirements.

Budget Impact: Charter schools will incur the sole expense of rehabilitating the closed school sites to District facilities standards, including Field Act and DSA requirements.

In a future Board Report, staff will request approval of an SEP amendment to expend District bond funds for the purpose of conducting design services and CEQA review.

**Issues/
Considerations:** The designation of four West San Fernando Valley closed schools for charter school utilization will offset approximately 2,000 seats of Proposition 39 requests. Additionally, the rehabilitation of these closed schools will provide for contiguous facilities that can accommodate large segments of charter school enrollment. These projects will reduce the potential for Proposition 39 charter co-locations on operating District campuses in the West San Fernando Valley.

Staff has vetted the proposed projects with key West San Fernando Valley stakeholders by providing an update of the Closed Schools Master Plan to various community groups. The Neighborhood Councils and Home Owner Associations of Woodland Hills, West Hills and Chatsworth were notified in August 2008. In collaboration with the California Charter Schools Association, two focus meetings were held with charter school operators to verify the interest and demand for charter school facilities in the West San Fernando Valley.

Effect of “yes” vote: The Board of Education will approve the designation of four closed school sites for charter school utilization and staff will negotiate and enter into Use Agreements with selected charter schools for designated closed school campuses.

Effect of “no” vote: Failure to adopt this recommendation will result in staff needing additional time to analyze sites, reengage community stakeholders and make new recommendations for each closed school.

An additional consequence includes the District’s inability to offset annual Proposition 39 requests with long-term facilities offers at the closed schools to reduce the potential for charter co-locations on operating campuses in the West San Fernando Valley.



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

B. BOARD REPORT

Action Proposed: Approve the designation of four closed school sites for charter school utilization and authorize staff to negotiate and enter into Use Agreements with selected charter schools for designated closed school campuses. The corresponding schools for these projects are: Oso Elementary School; Highlander Elementary School; Collins Elementary School; and Platt Ranch Elementary School.

Expected Outcomes: Approval of this recommendation will result in the offering of four closed schools for charter school utilization through a Request for Proposals (RFP) process. This will offset approximately 2,000 seats in annual Proposition 39 requests.

The closed schools will be rehabilitated to District standards, including Field Act and DSA requirements, at the sole expense of the occupant charter school.

Community use and accessibility will be encouraged. Closed school facilities will be made available for evening, weekend and holiday use by the community. The RFP process will provide preference to charter school applicants who partner with community groups to maximize the utilization of the facilities for the greatest community benefit.

Board Options and Consequences: Approval will designate four closed school sites for charter school utilization and authorize staff to negotiate and enter into Use Agreements with selected charter schools for designated closed school campuses.

Failure to adopt this recommendation will result in staff needing additional time to analyze sites, reengage community stakeholders and make new recommendations for each closed school.

An additional consequence includes the District's inability to offset annual Proposition 39 requests with long-term facilities offers at the closed schools to reduce the potential for charter co-locations on operating campuses in the West San Fernando Valley.

Policy Implications: The action will designate four closed schools for charter school occupancy without formal Board adoption of a Closed Schools Master Plan as requested in the "Master Planning for Instruction" resolution of December 11, 2007.



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

Charter schools will be required to waive their Proposition 39 requests for a period coterminous with their Use Agreement for the corresponding closed school and rehabilitate the campus to District facilities standards, including Field Act and DSA.

Budget Impact:

Charter schools will incur the sole expense of rehabilitating the closed school sites to District facilities standards, including Field Act and DSA requirements.

In a future Board Report, staff will request approval of an SEP amendment to expend District bond funds for the purpose of conducting design services and CEQA review.

Issues and Analysis:

The following provides the current status of each closed school proposed for charter school occupancy:

Oso Elementary School is located at 5724 Oso Avenue in Woodland Hills. The school operated as an elementary school until 1982 when the Los Angeles Unified School District closed the school. Subsequently, the school district leased the school until 2003 when the site was completely closed. The school is located in Local District 1, Board District 4 (Board Member Marlene Canter), and Council District 3 (Councilmember Dennis Zine).

No legal issues

Legal informative attached

Highlander Elementary School is located at 23834 Highlander Avenue in Canoga Park. The school operated as an LAUSD elementary school until the summer of 1982. Since then the school was leased to various users and finally closed in 2004. The school is located in Local District 1, Board District 3 (Board Member Tamar Galatzan), and Council District 3 (Councilmember Dennis Zine).

Collins Elementary School is located at 5717 Rudnick Avenue, Woodland Hills. The school operated as an elementary school until 1984. The District continued to lease the site to various users until the summer of 2002 when the Los Angeles Unified School District closed the school. The school is located in Local District 1, Board District 4 (Board Member Marlene Canter), and Council District 3 (Councilmember Dennis Zine).

Platt Ranch Elementary School is located at 5345 Wilhelmina Avenue in Woodland Hills. The school operated as an elementary school until 1982. The District continued to lease the site to various users until the summer of 2003 when the Los Angeles Unified School District closed the school.



LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

The school is located in Local District 1, Board District 3 (Board Member Tamar Galatzan), and Council District 3 (Councilmember Dennis Zine).

Committee Information: This item was on the agenda of the November 6, 2008 Facilities Committee.

Bond Oversight Committee Recommendation: N/A

Reporting Requirements and Benchmarks: Staff will release an RFP within 60 days of Board-approval to charter schools.

Staff will return to the Board of Education for approval to utilize District local bond funds for design services and CEQA review for each closed school site within 120 days of Board-approval.

Accountable Staff: John P. Creer, Director, Planning and Development Branch

Applicable Board Delegations: This motion delegates to staff the authority to negotiate and execute Use Agreements with charters schools for use of designated closed school facilities.

Superintendent's Comments: The Superintendent recommends approval of this action.

Miscellaneous Issues and Matters: N/A

Desegregation Impact Statement attached

Division of Accountability and Systemwide Performance

Informative




LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Respectfully submitted,

DAVID L. BREWER III
Superintendent of School

APPROVED &
PRESENTED BY:


JOSEPH A. MEHULA
Chief Facilities Executive
Facilities Services Division

APPROVED BY:

DR. JAMES MORRIS
Chief of Staff