



COUNTY OF SAN MATEO

PLANNING AND BUILDING

County Government Center
455 County Center, 2nd Floor
Redwood City, CA 94063
650-363-4161 T
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planning.smcgov.org

PLN2023-00223

Summary of Case Activity

APN: 047330020

ADDRESS: 400 Santiago Ave, El Granada, CA null

CDP, Use Permit Amendment, Resource Management Permit, and Grading Permit for El Granada Elementary Modernization Project, including classroom replacements, use or temporary portable buildings, and access improvements and landscaping. Project involves 1450 cy of cut, 1300 cy of fill, and export of 150 cy of earth. CEQA Exempt. CDP is appealable to the CA Coastal Commission

BB Session ID: 530-351-219

Activity	Date Assigned	Done By	Status	Status Date
Midcoast Community Council Comments recieved	01/31/2024	Camille Leung	Pending Resubmittal	01/31/2024
Water Districts - Multiple	01/31/2024	Camille Leung	Pending Resubmittal	01/31/2024

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1/31/24 CML -

December 21, 2023
 County of San Mateo
 Planning and Building Department
 Camille Leung
 455 County Center, 2nd Floor
 Mail Drop PLN122
 Redwood City, CA 94063
 Sent via Email: cleung@smcgov.org
 Re: Comments for PLN2023-00223 | BLD PLN 23 0052
 APN: 047-330-020 | 400 Santiago Avenue | El Granada, Unincorporated
 Cabrillo Unified School District
 CDP – El Granada Elementary Modernization Project

1. A water demand analysis will need to be completed to verify domestic water capacity and service size (2-inches) is adequate.
2. The existing fire service should be adequate but need to confirm with Coastside Fire Protection District.
3. A new dedicated irrigation service and meter (2-inches) will need to be installed to serve landscaping. All irrigated landscapes 5,000 square feet or larger need a dedicated irrigation service and meter.
4. Approved backflow protection is required on all domestic, irrigation and fire services.

Regards,
 Cathleen Brennan
 Water Resources Analyst
 (650) 276-0861 | cbrennan@coastsidewater.org
 Enclosures: 1) Notification of installed and uninstalled water service (capacity) assigned to APN
 766 Main Street, Half Moon Bay, CA 94019 Tel. (650) 726-4405 www.coastsidewater.org

Electronic Submittal
 December 8, 2023
 RE: Request for Review of Planning Permit Application (PLN2023-00223)
 Notification of Installed Water Service Connections
 Assessor Parcel Number (APN) 047-330-020
 400 Santiago Ave, El Granada
 To whom it may concern:
 This letter does not represent an approval for any proposed development or project by Coastside County Water District.
 Before issuance of a building permit, the District will still need to evaluate a complete set of building plans to determine if the water service capacity available is adequate for this development and complies with all District regulations.
 APN 047-330-020
 This is to confirm that a water service connection was installed on APN 047-330-020. In researching our billing records, we can confirm that there is one -- 2" water service connection that is installed for the above referenced parcel. There are no uninstalled water service connections associated with this parcel.
 Sincerely,
 Gina Brazil
 Office Manager

Fire Department Fire signed 810.	01/30/2024	Clinton Dyer	Notes	01/30/2024
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Planning Department	01/26/2024	Camille Leung	Notes	01/26/2024
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1/25/24 CML - Attended neighborhood meeting hosted by School District. Neighborhood expressed strong preference for light bollards instead of light posts. Also, new trash enclosure location announced near existing location. Applicant will adjust plans. They hope to go to PC in April 2024, so that construction can take place over Summer.

Activity	Date Assigned	Done By	Status	Status Date
Planning Department WELO signed off per review letter of 12/27/23	01/22/2024	Camille Leung	Notes	01/22/2024
Department of Public Works 1-19-23 dys: see notes on plans.	01/19/2024	Diana Shu	Pending Resubmittal	01/19/2024
California Coastal Commission 1/22/24 CML - Sent email to Isobel: Hi Isobel, Here are the responses to your comments: 1. Staff understands from the plans and project description provided that the proposed project would result in an increase in impervious surface area at the project site, please be sure that applicable requirements of Section 6908D Midcoast Impervious Surface Area are followed (as well as all of the necessary BMPs and NPDES permit requirements surrounding runoff both during construction and following completion of the project) – Yes, thank you. 2. While the Environmental Information Disclosure Form indicates “no”, the project is located within a County designated scenic corridor. Please ensure that LCP Policy 8.13 and Section 6913.1. Primary Scenic Resource Areas Criteria are followed. --- Yes this will be covered in the staff report 3. Please ensure Section 6908E. Midcoast Winter Grading is followed - Yes this will be covered by a condition of approval. 4. Project clarification questions – Please see Roger’s email below. By the way, Roger is having a neighborhood meeting this Thursday evening to go over the neighborhood concerns . I plan to attend. Thank you!	01/22/2024	Camille Leung	Notes	12/26/2023
12/26/23 CML - Email from Isobel, sent to Roger, requesting help with response to last comment: Hi Camille, Staff have reviewed the materials you shared for PLN2023-00223 and have the following comments/notes: <ul style="list-style-type: none"> Staff understands from the plans and project description provided that the proposed project would result in an increase in impervious surface area at the project site, please be sure that applicable requirements of Section 6908D Midcoast Impervious Surface Area are followed (as well as all of the necessary BMPs and NPDES permit requirements surrounding runoff both during construction and following completion of the project) While the Environmental Information Disclosure Form indicates “no”, the project is located within a County designated scenic corridor. Please ensure that LCP Policy 8.13 and Section 6913.1. Primary Scenic Resource Areas Criteria are followed. Please ensure Section 6908E. Midcoast Winter Grading is followed “The project includes the removal of nine portable classroom structures from the site and the relocation of one modular classroom building” ... “The project includes the delivery of three 960 square feet of portable classrooms and one 480 square foot restroom that will be installed on non-permanent foundations.” One set of site plans seems to show 1 new portable, 2 relocated portables, in addition to the 1 relocated modular building. Does the “delivery of three ... portable classrooms” refer to the new portable and 2 relocated portables? The other set of site plans (demolition plan) seems to indicate the removal of seven structures (including the restroom building), rather than nine. Can you help clarify the exactly what is being permanently removed, what is being relocated, and what would be new for portable and modular classrooms? Thank you! -Isobel				
Midcoast Community Council 12/19/23 CML - Email from Claire. I said yes that is ok. Camille, since this was received after our final meeting of the year was agendized, we request that your expectation of comments on this important matter be extended through January. Is that acceptable to you?	12/21/2023	Camille Leung	Notes	12/21/2023
Planning Department	01/22/2024	Camille Leung	Notes	12/20/2023

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12/21/23 CML - Emailed Roger:
Few more questions:

1. Parking:
 - a. 51 Parking spaces now proposed; how many were there previously (hard to count on plans with shading)?
 - b. How many total classrooms before and after? 1 parking space per classroom
 - c. How large is Auditorium (exclude bathrooms etc, just count assembly area)? 1 parking space:100 sf of auditorium space
2. Also, I will need to arrange a site visit. Please let me know who to coordinate with, perhaps during winter break next week? - DONE

Please note I will be off from 1/1-1/15.

12/20/23 CML -
Hi Roger,

Here are my Zoning comments on the plans (as we wait for agencies to comment), see BB markups in link above and Summary below:

1. Need lighting drawings and specs (height; downward directed light), especially for all proposed light poles. Need quantities of each kind of fixture. (Please reference page number if already provided)
2. Trail Easement: Show on plans and discuss whether trail should be built, connect to pathways
3. Need setback distance of classroom bldg. to nearest property line
4. Plantings should screen Classroom and Child Care bldg. from Hwy 1. Child Care bldg. will have trees, but behind Classroom, it looks like its mainly shrubs. Please confirm.
5. Need noise specs for trash compactor

WELO review of the landscape plan is pending; should have comments back in a week or so. I will pass along once I get them. - DONE/PASSED

Agency Referrals	12/07/2023	Camille Leung	Route	12/07/2023
Application Submitted	12/07/2023	Camille Leung	Completeness Review	12/07/2023
Application Submitted	12/04/2023	Camille Leung	Notes	12/04/2023

Activity	Date Assigned	Done By	Status	Status Date
Public Comment				
<p>Hi Camille,</p> <p>This email is to clarify what the design review process is for the El Granada Elementary School Renovations and Parking Lot Requirements. Please let me know if this email should be redirected to someone else. Attached are photo's to help illustrate.</p> <p>Will the school building project and parking lot be discussed at an upcoming review meeting? If so, when?</p> <p>I serve on the school board, and am hoping the review process with the county is going well. As a neighbor to the school, I've not heard of any communication with the neighborhood residents. I believe most neighbors fully support the school upgrades ASAP. The parking lot plans have not been share with the public or neighbors, and I am receiving questions from neighbors.</p> <p>Neighborhood awareness and interest:</p> <p>The parking lot is a view corridor to the ocean both in the day and evening.</p> <p>Maximizing number of parking spaces lessens impact on adjacent streets during events when they occur.</p> <p>Minimize impact of additional lighting in parking lot. Unless there is an event, most of the time the parking lot is empty in the evening and at night. Lighting should be dark sky compliant, and off when not in use. Motion sensors or switch to turn on only when necessary.</p> <p>There is sufficient space where existing buildings are to keep massing in the area that is already built up . I heard that the trash cans were to be moved to other side of the parking lot. Please ask what the requirement is for relocating the trash cans. Can requirement be met another way? Relocating trash area will impact many neighbors and sight lines as one drives South on the Alameda and both directions on Santiago. Please see attached.</p> <p>Thanks, Kim</p>				
Application Submitted	11/06/2023	Camille Leung	Received	11/06/2023

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11/6/23 CML - Emailed Applicant
Hi Roger,

Thanks for the updated plans and details. Some questions:

1. I see about 1400 cy of cut and fill for Phase 1. This is approx. 140 truck loads of earth. This is a significant amount that will require a Grading Permit. We will need soils report. Has one been prepared?
2. I didn't see any grading calcs on the Phase 0.5 plans. Is there no grading in Phase 0.5?
3. I believe you sent the Interior color and finished board. We will need the exterior color and finish board.

Once we resolve the above, I can sent a referral out to the review agencies, which will be Fire, DPW, Drainage, Geotechnical, and MidCoast Community Council.

Thanks!

From: Roger Anchartechahar <anchartechaharr@cabrillo.k12.ca.us>
Sent: Wednesday, October 25, 2023 2:20 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Jesus Contreras <contrerasj@cabrillo.k12.ca.us>; Doug Machado <dougrmachado@gmail.com>; Glen Jia <bjia@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>; Rachel K. Brilliant <rbrilliant@dwkesq.com>
Subject: Re: El Granada Elementary School New Classroom Building A CDX Review & Thoughts

Hello Camille,

The project team and I were able to gather the information you requested last week. Please see the list of responses and attachment links below:

1. Grading Plans and volumes (include cut and fill; if at or over 250 cy a Grading Permit is needed)

A. Link to Phase.5 grading plans: https://drive.google.com/file/d/1uwuKsXvd3yyfYdITz7esrT_3tenyx72K/view?usp=sharing

B. Link to Phase 1 grading plans:

<https://drive.google.com/file/d/1qetYmu53FGLBFnU5RA6K8GCLmG48z5ZP/view?usp=sharing>

C. Link to current C.3C.6 form:

https://drive.google.com/file/d/1hQSEwc8xDaXqUMoywtoop7p5NPjtyMxm/view?usp=drive_link

* This form does not currently have one portable classroom and the portable restroom building because they are being submitted to DSA in early November. This will be added to the documents shortly. The impact would 1,440SF more to I.B.1.f.

Please let us know thoughts on this value as it is currently shown. Also, if it needs to be discussed further, could we have a meeting with the county & Public Works to discuss the solution?

2. DSA stamped drawing sets.

A. Link to .5 Drawing Set (Portables):

https://drive.google.com/file/d/1uLQnmhw-tymnvWWk8FPGktoHqQ0FhKp/view?usp=share_link

B. Link to Phase 1 Drawing Set: https://drive.google.com/file/d/1tCDclfvNWemZqizroiDJAc29pQ-Dht8-/view?usp=share_link

3. Exterior Colors and Materials Board:

A. Link to Finishes:

https://quattrocchikwokarchitec-my.sharepoint.com/:b:/g/personal/lyannes_qka_com/EehdxAYzL_5EoCWTW_NFz3IB_ZhL8SFF0twg47hxKZwQdQ?e=AM8I21

4. Lighting specs and footcandle plans (7 new Light poles in parking lot and path of travel); bollard details

A. Link to fixture legend and

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photometrics:https://drive.google.com/file/d/16zBVAPauZFj7dKrE0pwcct11N4gyglWq/view?usp=share_link

5. New Trash: needs to be covered and plumbed. From a neighborhood visibility and design standpoint, staff recommends that the street facing wall of the enclosure, be a constructed wall (siding/stucco).

A. Link to ASI#2 added trash enclosure cover, CMU wall to match building finish, and plumbing :
https://drive.google.com/file/d/1GCqpl36fFCiAH30c0z4Z1WZLDMgqQeB5/view?usp=drive_link

In addition to the info above please see the CEQA Negative Notice of Exemption Final Posting Confirmation for EIR (for record) brought up in the meeting.

A. Link to stamped form: https://drive.google.com/file/d/17oPvJim2840MrhQL9NR9mVgB1p1WSoUY/view?usp=share_link

Should you have any questions or comments, please feel free to reach out to me.

Kind Regards,

Application Submitted	10/16/2023	Camille Leung	Received	10/16/2023
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10/16/23 CML – Received Revised Plans, went over submittal with applicant's team in a meeting:

CEQA Exempt per School Board as Lead Agency.

C3 Project

Need the following:

1. Grading Plans and volumes (include cut and fill; if at or over 250 cy a Grading Permit is needed)
2. Need DSA stamped set
3. Exterior Colors and Materials Board
4. Lighting specs and footcandle plans (7 new Lightpoles in paking lot and path of travel); bollard details
5. New Trash: needs to be covered and plumbed. From a neighborhood visibility and design standpoint, staff recommends that the street facing wall of the enclosure, be a constructed wall (siding/stucco).

NOTES: Applicant's team is working on lighting, drop off, and trees (keep trees low to maintain view) with community; plans may change. Counsel for School District to weigh in as far as whether school is subject to DR permit (under Zoning Regs) and Grading Permit (under Building Regs). However, we discussed that even if no DR and Grading permits are needed, similar policies (design, minimizing grading) exist under LCP (compliance required for issuance of a CDP).

10/16/2023	Camille Leung	Notes	10/16/2023
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9/5/23 CML - Email to Applicant's Team:

Hi Doug and Jesus,

The County has determined that with the reduction of parking, installation and permanent use of portables, and need for a Grading Permit, a CDP is required. All components of the project should be under 1 CDP Application. The CDP and Grading Permit will need to be reviewed by the Planning Commission at a public hearing; the CDP would not be appealable to the CA Coastal Commission. The MidCoast Community Council (MCC) will receive a referral for this project; the Applicant's early consultation with the MCC is recommended.

I opened a Planning Case: PLN2023-00223. Please complete and submit the CDP forms at the link below:

<https://www.smcgov.org/planning/coastal-development-permit-staff-level>

Please note that we will need the following to process the CDP and Grading Permit:

- Architectural Plans (before and after site plans including parking spaces, modular plans, elevations of new buildings)
- Civil, Drainage, and Grading Plans (if fill is to be kept on-site, please include this in the calculation as fill volume; off-haul of fill is recommended)
- Soils Report

Stormwater Requirements:

Please note that new/replaced impervious surface exceeding 5,000 sf total, will require compliance with Provision C3 of the Stormwater Municipal Regional Permit (please consult your civil engineer re: applicable requirements).

CEQA Requirement: Regarding CEQA, the project would be exempt from CEQA if the project meets this criteria: 15314. MINOR ADDITIONS TO SCHOOLS Class 14 consists of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or ten classrooms, whichever is less. The addition of portable classrooms is included in this exemption. Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

Please send application forms, plans, and reports to Camille Leung, Senior Planner, at cleung@smcgov.org.

Thank you

Application Submitted	10/16/2023	Camille Leung	Notes	07/13/2023
Case opened to capture plans and discussion. Steve M is working with applicant and myself to determine necessary permits and CEQA review				