

3. Project Description

3.1 OVERVIEW

Santa Monica–Malibu Unified School District (SMMUSD or District) proposes to renovate and modernize the existing McKinley Elementary School (McKinley ES) campus. The McKinley Elementary School Campus Master Plan (Proposed Project) is designed to update the campus facility to align with the Districtwide Educational Specifications (SMMUSD 2019). The Proposed Project would develop new and renovated facilities that would support modern project-based learning at McKinley ES; expand instructional strategies currently in place in the District; and address future learning that is flexible, adaptable, and project centered in its delivery. The Proposed Project is required to undergo an environmental review pursuant to the California Environmental Quality Act (CEQA).

In April 2019, the SMMUSD Board of Education adopted Districtwide Educational Specifications that provide guidance on developing future learning environments to support new developments in technology and the expectations of the twenty-first-century work force (SMMUSD 2019). The Districtwide Educational Specifications were developed through a comprehensive, year-long process that engaged district leadership, educational leadership, teachers, staff, user groups, M&O, students, and community to arrive at an informed and well-represented set of goals and objectives for the design of future learning environments at SMMUSD. This process was overseen by an Educational Specifications Steering Committee that consisted of educators and leadership and focused on defining the District vision for future learning and the environments that support that vision.

The Districtwide Educational Specifications shift the instructional design of the past—defined by a traditional teacher-at-the-front-of-the-classroom style of learning—to one that provides for rotational learning in the classroom, incorporating a variety of project-based learning experiences that allow simultaneous individualized, small group, and large group instruction. Learning spaces would be adapted with enhanced flexibility, mobility, and access to technology and resources in real time, where instructors and students may shift seamlessly between programs and instructional opportunities. The Districtwide Education Specifications also call for larger classrooms, more and larger multipurpose rooms, and several new shared spaces that do not currently exist. The redesigned campus would have more square feet of interior space.

Following adoption of the Districtwide Educational Specifications, the District assessed the McKinley ES campus and identified priority and future improvements to be performed in accordance with the Districtwide Educational Specifications guidance. The campus assessment was a result of collaboration between SMMUSD administration leadership, McKinley ES administration, faculty, staff, and parents as well as the campus community at large. These improvements provide the basis for the long-range McKinley Elementary School Campus Master Plan (September 1, 2020), included as Appendix A(1), which presented a draft long-term “test fit” for the campus to implement the goals of the Districtwide Educational Specifications. The long-term test

3. Project Description

fit was further assessed alongside other District priorities and realities, including the need for recreational/open space, budget, scheduling, phasing, and the historical resources analysis. After Board Policy 7113 was adopted in February 2021, a Historical Resources Inventory (HRI) was completed by Historic Resources Group. Based on the findings of the HRI, additional analysis assessing the priorities for the site, and site/community meetings, the Board of Education reduced the scope of the Campus Plan on February 17, 2022 (see Appendix A(2)).

The primary goal of these planning efforts was to understand and scope candidate projects that could be implemented with existing Measure SMS bond funds, passed by Santa Monica taxpayers in 2018, while establishing those improvements as the first series of projects that would be implemented as part of the long-term redevelopment of the campus. The result is the Proposed Project, which constitutes the McKinley Elementary School Campus Master Plan evaluated in this EIR. The Campus Master Plan is the basis for development of the Proposed Project, which was reduced to meet a shorter, more realistic project scope and timeframe.

3.2 PROJECT LOCATION

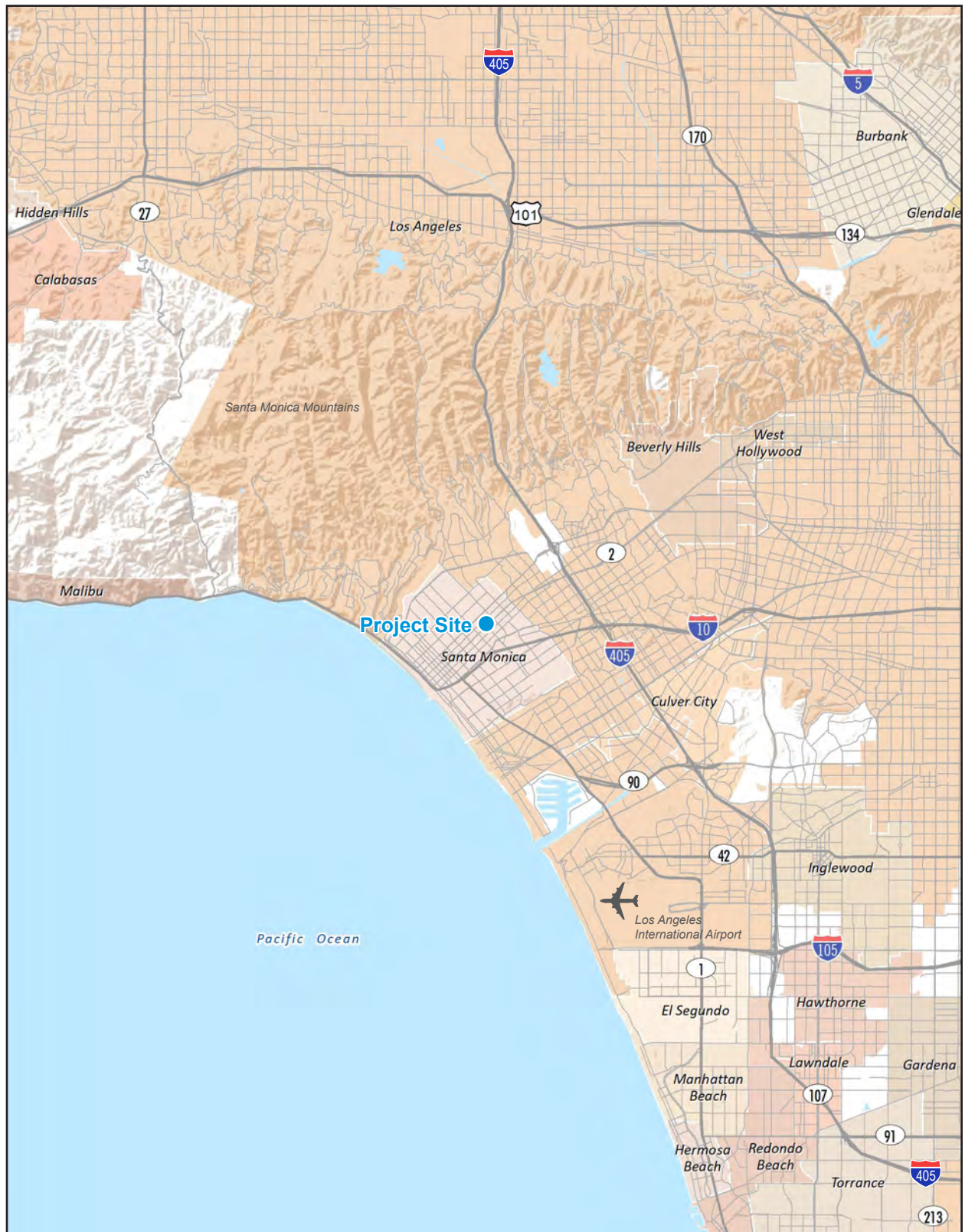
The McKinley ES campus (Proposed Project's Site) is at 2401 Santa Monica Boulevard (Assessor's Parcel Number [APN] 4276-023-900) in the Mid-City neighborhood of the city of Santa Monica, Los Angeles County, California (see Figure 3-1, *Regional Location*). The District-owned, 6.48-acre rectangular parcel includes the existing campus. The campus is approximately 0.60 mile north of Interstate 10 (I-10) and two miles east of Pacific Coast Highway (PCH) and Santa Monica State Beach and is bounded by Santa Monica Boulevard to the southeast, Chelsea Avenue to the northeast, Arizona Avenue to the northwest, and 23rd Court (alley) to the southwest (Figure 3-2, *Aerial Photograph*). McKinley ES is in an urban area surrounded by residential, commercial, and institutional uses. Direct access to the campus is provided by Santa Monica Boulevard and Chelsea Avenue, with student drop-off/pick-up along Chelsea Avenue.

3.2.1 Surrounding Land Uses

McKinley ES is surrounded by dense urban residential neighborhoods immediately to the north, west, and south. Commercial uses are to the southeast and northeast, and two-three-story medical offices are to the south across Santa Monica Boulevard. Providence Saint John's Health Center consists of four-story midrise buildings one block south of 23rd Court. Residential properties located along Chelsea Avenue consist of both one- and two-story residences, residential properties along Arizona Avenue consist primarily of one-story residences, and residential properties along 23rd Court consist of two- and three-story residences. Additionally, commercial properties surrounding the campus along Chelsea Avenue and 23rd Court consist of one-story structures, and the medical offices located along Santa Monica Boulevard consist of three- and four-story structures. The campus is surrounded by properties zoned for Low-Density Residential (R2) and Mixed-Use Boulevard Low (MUBL) (Santa Monica 2015).

The surrounding residential neighborhood streets include Chelsea Avenue, Arizona Avenue, and 23rd Court (alley). Santa Monica Boulevard, a regional transportation corridor, is immediately south of the campus. Wilshire Boulevard is one block north of the campus.

Figure 3-1 - Regional Location



Note: Unincorporated county areas are shown in white.

Source: Generated using ArcMap, 2022.

0 3
Scale (Miles)



3. Project Description

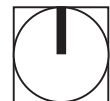
This page intentionally left blank.

Figure 3-2 - Aerial Photograph



McKinley ES Campus Boundary

0 200
Scale (Feet)



Source: Nearmap, Inc., 2022.

3. Project Description

This page intentionally left blank.

3. Project Description

3.2.1 General Plan and Existing Zoning

The City of Santa Monica General Plan Land Use designation for the campus is Institutional/Public Lands. The zoning designation for the campus is Institutional/Public Lands (PL) (see Figure 3-3a, *General Plan Land Use*, and Figure 3-3b, *Zoning Designations*). As stated in the Santa Monica Municipal Code, permitted uses include public or semipublic facilities, including municipal offices, schools, libraries, museums, performance spaces, cemeteries, corporation yards, utility stations, and similar uses. This zoning designation is consistent with the Land Use and Circulation Element's Institutional/Public Lands land use designation. Additionally, according to the City of Santa Monica's Local Coastal Plan, the campus is not within the Coastal Zone and therefore not subject to the City's Local Coastal Plan (LCP) (Santa Monica 2018a).

3.3 PROJECT OBJECTIVES

The following core objectives have been established based on the SMMUSD Districtwide Educational Specifications for the design of future learning environments at SMMUSD.

1. Provide properly sized learning environments to accommodate students and a variety of 21st-century learning activities at the McKinley ES campus.
2. Advance educational facilities to support 21st-century learning and properly support the enrollment at the McKinley ES campus.
3. Improve learning at McKinley ES by replacing undersized and inflexible facilities with larger, flexible spaces that accommodate modern, diverse learning styles and allow for variable uses, such as rotational learning in the classroom and project-based learning that allows simultaneous individualized, small group, and large group instruction.
4. Provide enhanced, modern support spaces—such as libraries, cafeteria, labs, maker spaces, and other student services—that promote “whole child” development.
5. Organize the campus to provide safe student circulation.
6. Reorganize open space and foster intracampus circulation.
7. Provide safe and secure schools.
8. Maintain the campus's existing student capacity.

3.4 EXISTING CONDITIONS

Originally built in 1922, McKinley ES serves students in preschool, transitional kindergarten, kindergarten, and grades one through five. The campus includes 3 permanent buildings—i.e., Buildings A through C; 11 portable classrooms and 1 modular building, Building D; a recreation portable; fields and playgrounds; a student garden; and a parking lot along Chelsea Avenue (see Table 3-1, *Characteristics of Existing Buildings*, Figure 3-4, *Existing*

3. Project Description

Site Plan, and Figure 3-5, *Photographs of the Existing Campus*). Detailed descriptions of each building and ancillary features, including parking, are provided in Chapter 4, *Environmental Setting*.

Table 3-1 Characteristics of Existing Buildings

Building Name	Year Built	Current Use	Building Square Feet	Building Type	Building Height	Number of Stories
A	1951	Multipurpose Cafeteria	4,439	Permanent	23 ft-8 in	1
B	1923	Classrooms	13,425	Permanent	41 ft-4 in	2
C	1923	Administration/Classrooms/Multipurpose Auditorium	27,390	Permanent	38 ft-6 in	2
D	1973	Preschool Classrooms	3,796	Modular	11 ft-9 in	1
B1-B3	Unknown	Classrooms	2,880	Portable	12 ft	1
B4-B9	Unknown	Classrooms	5,760	Portable	12 ft	1
B10-B11	Unknown	Classrooms	1,920	Portable	12 ft	1
Recreational Building	Unknown	Recreation	468	Portable	12 ft	1

Source: Historic Resources Group 2022.

The McKinley ES student capacity is based on California Department of Education standards. The current maximum enrollment capacity at McKinley ES is 814 students. Based on the Districtwide Educational Specifications, the current campus should support a maximum of 550 students. The Proposed Project would not increase the capacity of the campus capacity but would be designed to support the District's goals and objectives, as outlined in the Districtwide Education Specifications (SMMUSD 2019) in the 2020 McKinley ES Campus Master Plan.

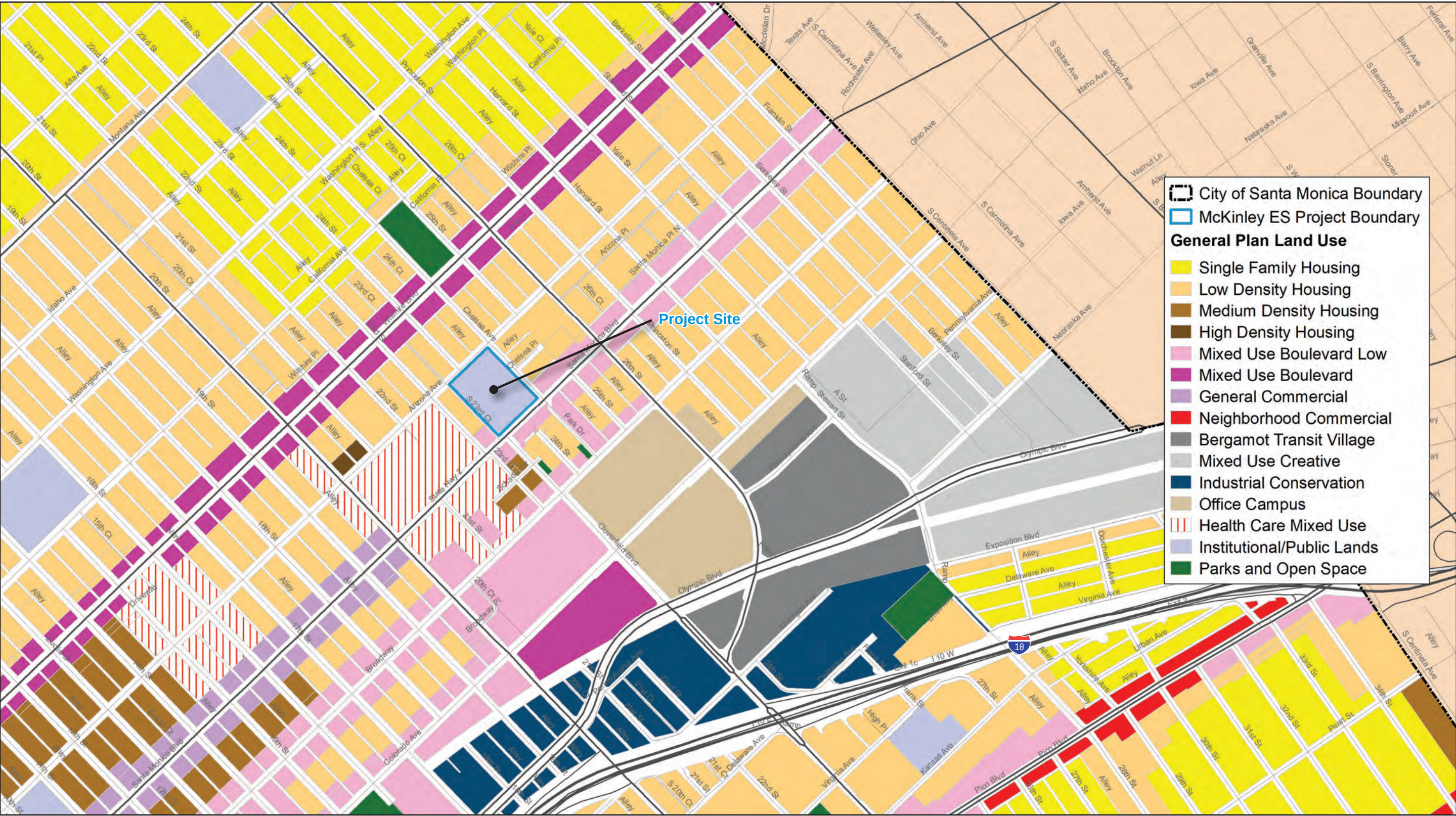
3.4.1 Operational Schedule

School hours would remain the same as existing hours, from 8:00 a.m. to 3:00 p.m., with staff and students arriving on campus between approximately 7:00 a.m. and 8:00 a.m. and leaving between approximately 3:00 p.m. and 5:00 p.m. After-school activities and staff work at the campus until 7:00 p.m., Monday through Friday during the school year.

3.4.2 Existing McKinley ES Campus Uses

The McKinley ES campus currently encompasses approximately 6.48 acres with 29 classrooms for K-12 and preschool. The campus also has classrooms for before-/after-school programs, science, art, and music; a multipurpose auditorium; a multipurpose cafeteria/kitchen; and a library. See Chapter 4, *Environmental Setting*, for additional information regarding the existing campus land use and facilities. In addition, the 6.48-acre campus includes approximately 2.83 acres of athletic fields, courts, and playgrounds (see Table 4-4, *Existing Recreational Facilities*).

Figure 3-3a - General Plan Land Use



0 0.25
Scale (Miles)

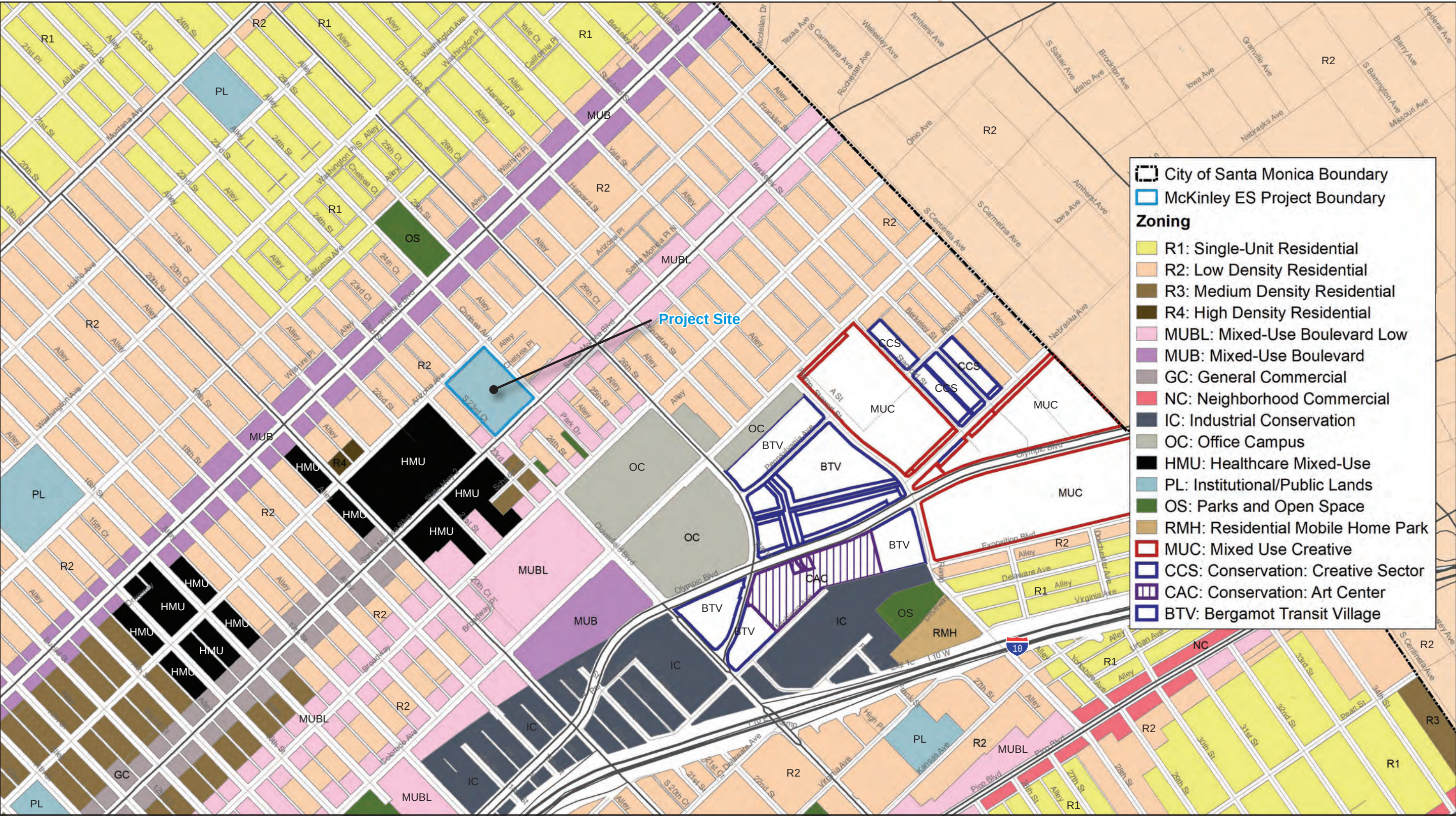


Source: Generated Using ArcMap, Inc.; City of Santa Monica, 2022

3. Project Description

This page intentionally left blank.

Figure 3-3b - Zoning Designations

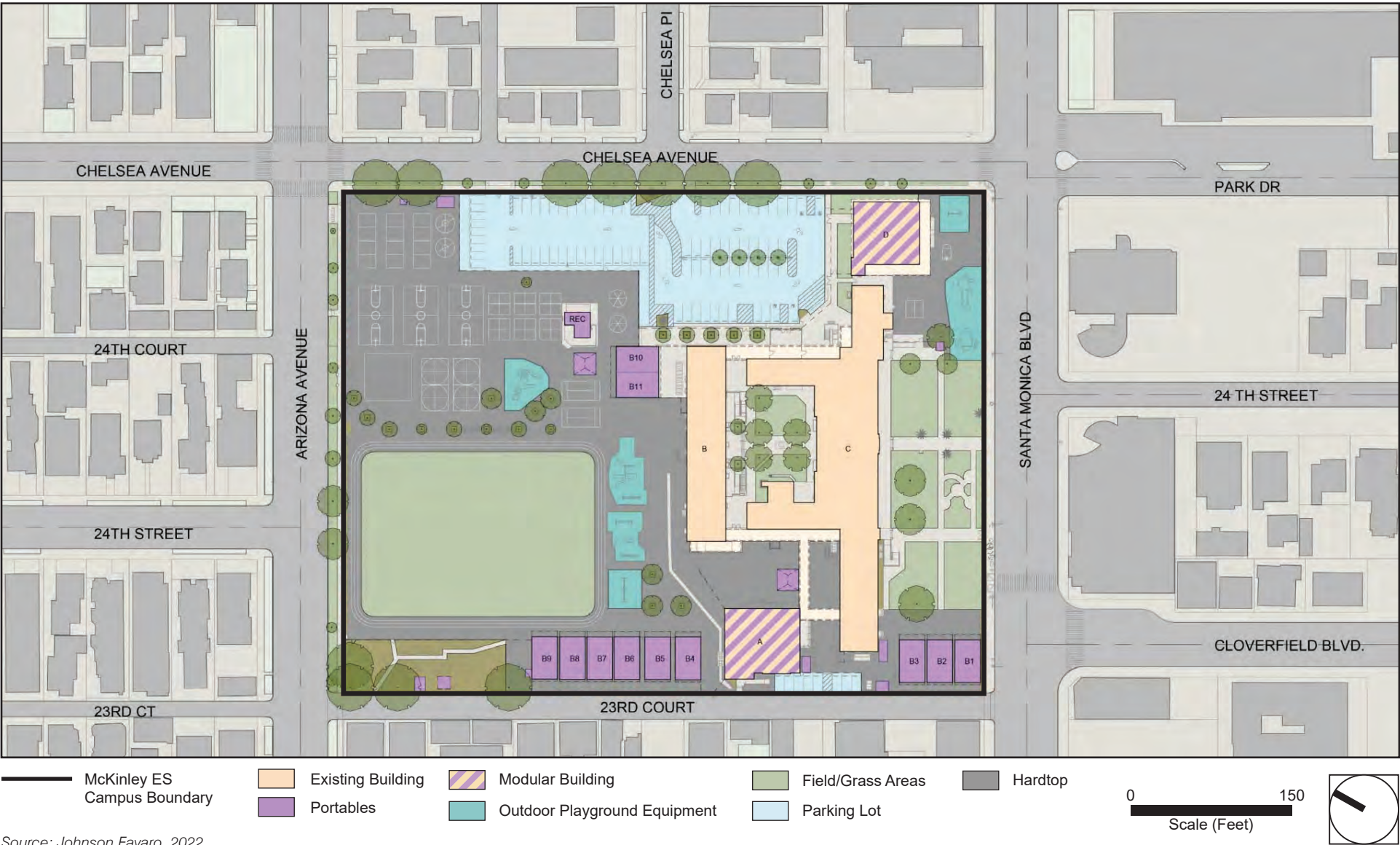


Source: Generated Using ArcMap, Inc.; City of Santa Monica, 2022

3. Project Description

This page intentionally left blank.

Figure 3-4 - Existing Site Plan



3. Project Description

This page intentionally left blank.

Figure 3-5 - Photos of the Existing Campus



Building B



Building C



Main Courtyard



Existing Parking Lot along Chelsea Avenue



“Story Book Land” Sculpture



Santa Monica Blvd Quad

3. Project Description

This page intentionally left blank.

3. Project Description

The existing athletic facilities at the school are available for community use through the Civic Center Act and a joint-use agreement between the District and the City. When the school facilities are not in use and are not scheduled for school-sponsored or other District-related events, certain community organizations and members are permitted to use school facilities for their events by obtaining a Civic Center Permit from the SMMUSD. Permitted events may include community and/or city use of the playfields, common areas, and classrooms, as permitted in the 2022 “Master Facility Use Agreements with the Santa Monica-Malibu Unified School” (City of Santa Monica 2022a).

Operation of the school facilities for community use typically occur outside normal school operating hours, generally after 3:00 p.m. on weekdays and after 8:00 a.m. on Saturdays and Sundays. Indoor activities are typically completed by 9:00 p.m. but would be permitted until 10 p.m., and all outdoor activities are completed by sunset on both weekdays and weekends. Parking for Civic Center uses would be provided in the school’s on-site surface parking lots. These hours and the frequency of these uses would not change with the Proposed Project.

3.4.3 Campus History

The HRI identified a historic district at McKinley ES that is eligible for listing in the California Register of Historical Resources and for designation as a City of Santa Monica historic district under Chapter 9.56.100 (Landmarks and Historic Districts Ordinance) of the Santa Monica Municipal Code (SMMC) (Historic Resources Group 2022). The historic district is further discussed in Chapter 4, *Environmental Setting*, and Chapter 5-3, *Cultural Resources*, of this DEIR. Contributing elements of the historic district are Buildings B and C, two site features (Santa Monica Boulevard Quad and Main Courtyard), and two additional features (“Storybook Land” Sculpture and WPA Bronze Plaque), with a period of significance from 1923 to 1937 (see Figure 3-6, *Historic District Boundary*, and Table 4-5, *Features in the Historic District*). All other buildings and features on-site were determined ineligible for listing at the federal, state, and local levels (Historic Resources Group 2022).

As part of the McKinley ES design process, the District met with the Santa Monica Conservancy (Conservancy) for McKinley ES design review meetings to discuss the Proposed Project design. These meetings resulted in various revisions to the Proposed Project’s design, including a reduced maximum building height. The District met with the Conservancy on July 28, 2022, August 18, 2022, and September 30, 2022. The District also held several community meetings presenting the ongoing design process and options.

3.5 PROJECT CHARACTERISTICS

“Project,” as defined by the California Environmental Quality Act (CEQA) Guidelines, means:

... the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following: (1)...enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100–65700. (14 Cal. Code of Reg. Section 15378[a])

3. Project Description

3.5.1 Proposed Project Development

The Proposed Project, which involves implementation of a Campus Master Plan, would be constructed in three phases over approximately 5.7 acres of the 6.48-acre campus. Redevelopment and modernization of McKinley ES includes the demolition and removal of some existing structures, renovation of remaining structures, and construction of two new buildings and outdoor facilities. As listed in Table 3-2, *Summary of Building Removal and Demolition*, 11 existing portable classrooms (B1 through B11), playground restrooms, one modular building (Building D), and one elevator (serving Buildings B and C) would be selectively demolished and removed as part of the Proposed Project, for a total of 82,505 square feet of demolition over three phases. Figure 3-7a through 3-7c, *Proposed Project's Site Plan*, shows ultimate buildout of the Proposed Project. Each phase of the Proposed Project is dependent on funding availability. Phase 1 is funded, and design is complete.

Table 3-2 Summary of Building Removal and Demolition

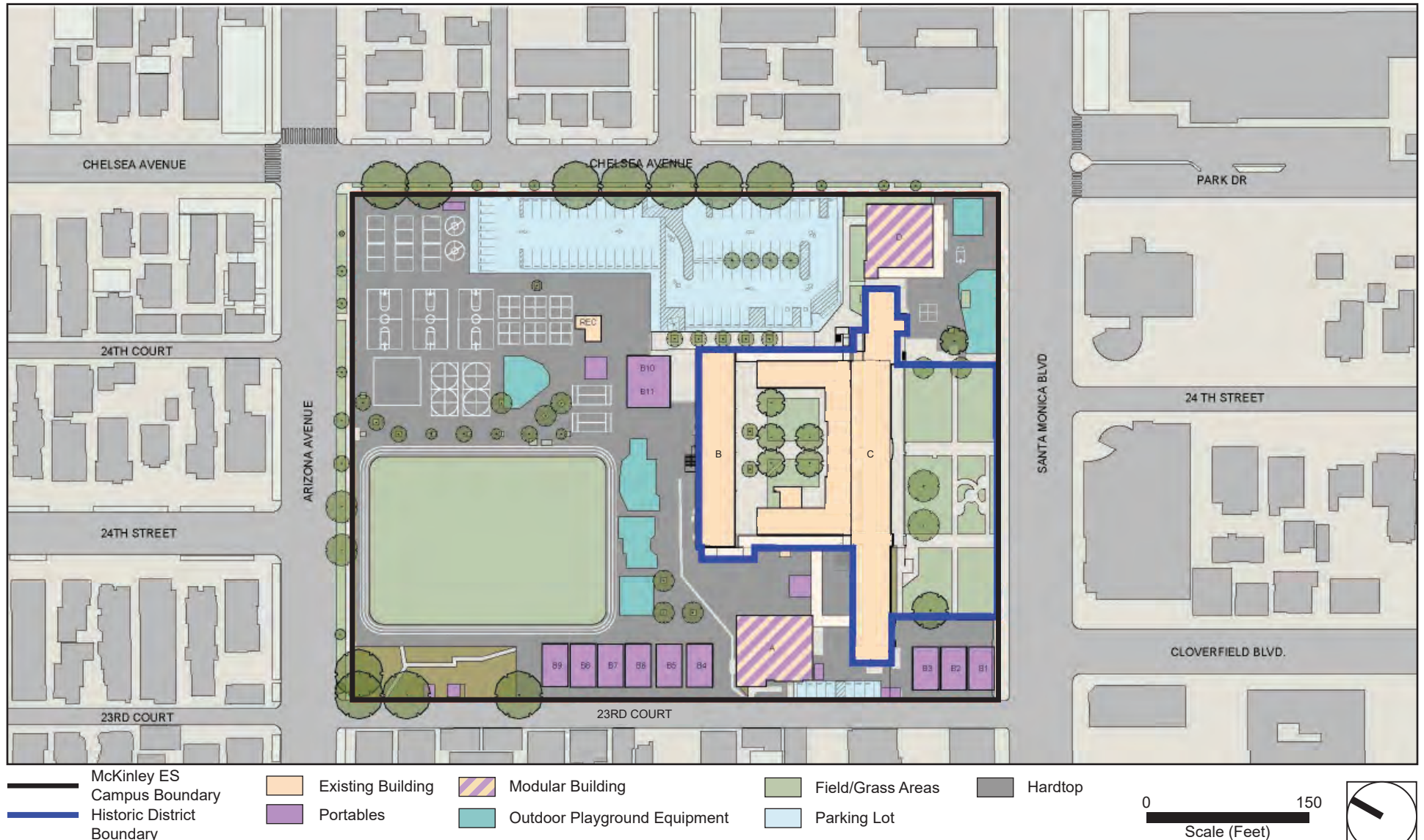
Name	Square Footage
Phase 1	
Eleven Portable Classrooms (B1-B11)	10,560
Playground Restrooms	468
Existing Parking Lot	35,284
Phase 1 Demolition Square Footage	46,312
Phase 2	
Removal of Elevator that serves Buildings B and C	397
Phase 2 Demolition Square Footage	397
Phase 3	
One Modular Building (Building D)	3,796
Interim Parking Lot	32,000
Phase 3 Demolition Square Footage	35,796
Total Demolition Square Footage	82,505

Source: SMMUSD 2023.

Phase 1

Phase 1 of the Proposed Project would require approximately 11,028 square feet of demolition, including the removal of 11 existing portable classrooms (B1 through B11) and one restroom building that sits on the playground. Additionally, the Proposed Project would require the removal and relocation of the 35,284-square-foot parking lot on the northern portion of the campus along Chelsea Avenue.

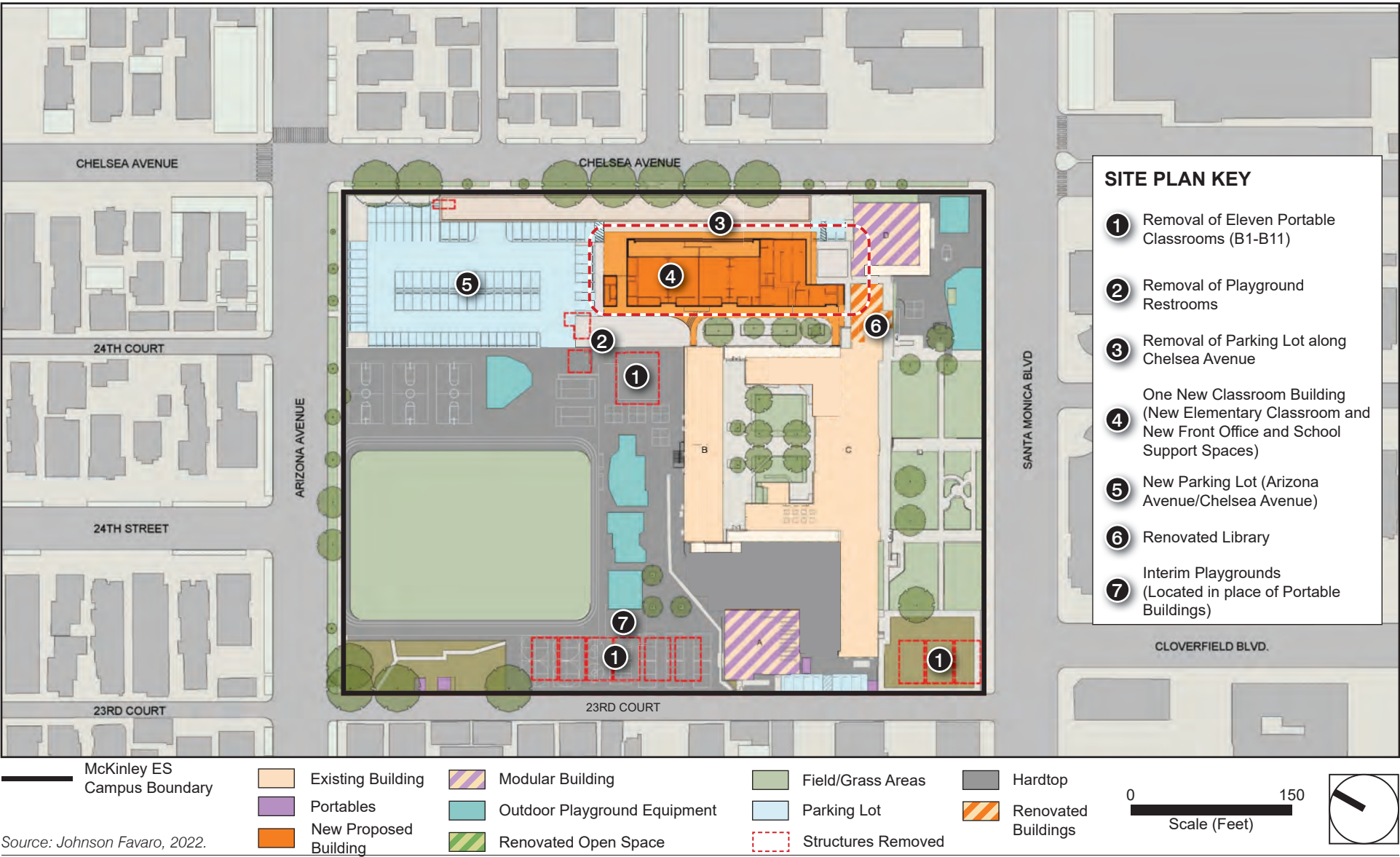
Figure 3-6 - Historic District Boundary



3. Project Description

This page intentionally left blank.

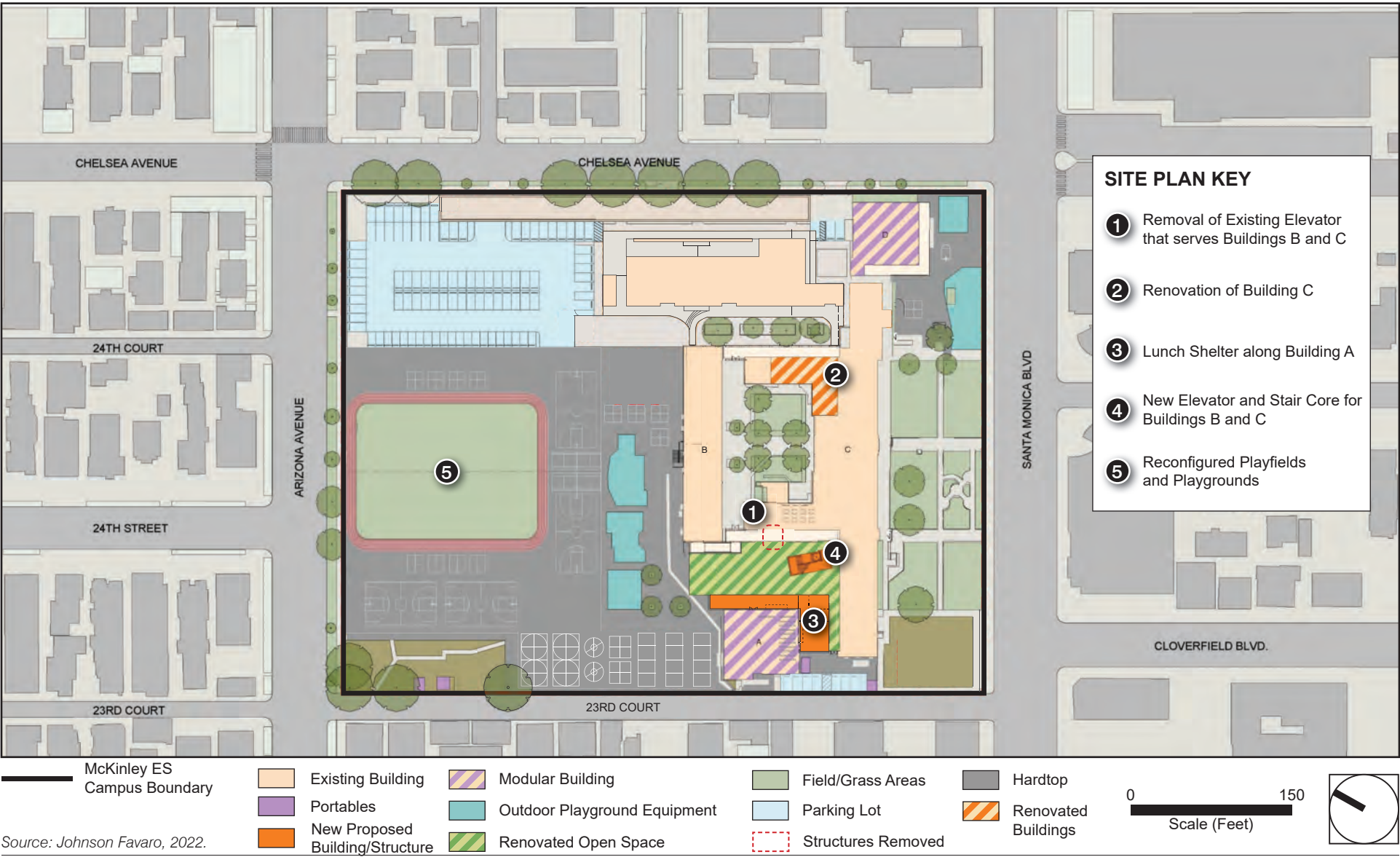
Figure 3-7a - Proposed Project Site Plan - Phase 1



3. Project Description

This page intentionally left blank.

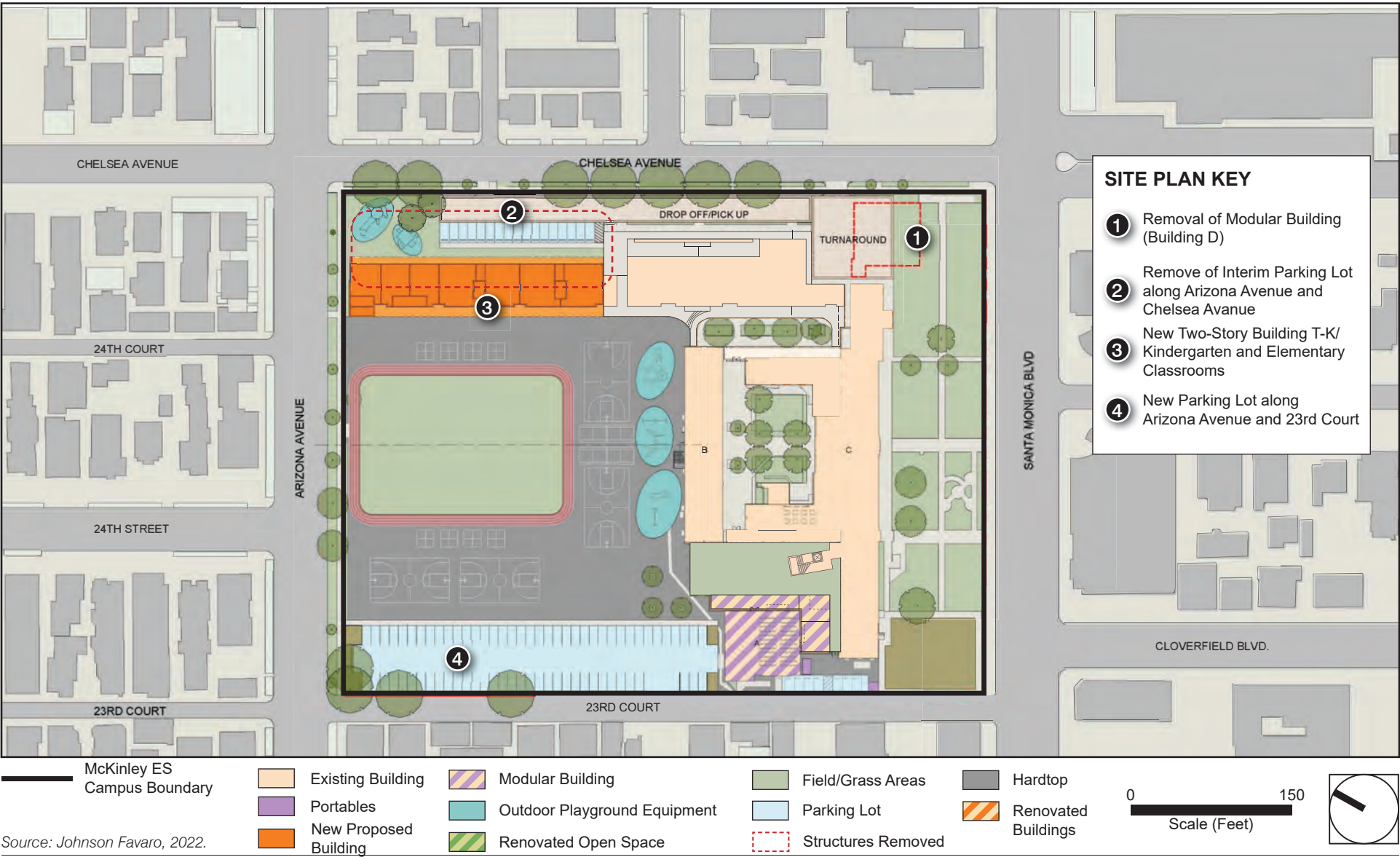
Figure 3-7b - Proposed Project Site Plan - Phase 2



3. Project Description

This page intentionally left blank.

Figure 3-7c - Proposed Project Site Plan - Phase 3



3. Project Description

This page intentionally left blank.

3. Project Description

Phase 1 of the Proposed Project would include the construction of a new, permanent, 24,410-square-foot, two-story classroom building with eight new elementary classrooms; a new front office; and school support spaces, including outdoor classrooms. As shown in Figure 3-7 a, *Proposed Project's Site Plan: Phase 1*, the new classroom building would replace the 11 portable classrooms and would be constructed in the location of the former parking lot. The new building would connect to the existing historic main buildings (Building C and B) at the second floor with covered walkways, and the new building would create a new west courtyard adjacent to Building C, with ornamental plantings and learning garden. The new classroom building would contain a new, approximately 24-foot-high East Loggia for outdoor classrooms along Chelsea Avenue. The height of the East Loggia would provide screening for the new classroom building and would be taller than the average heights of the students for security purposes. The proposed outdoor classrooms would be screened behind the new East Loggia and would include a 4-foot-tall privacy, safety, and security wall.

Phase 1 of the Proposed Project would also include renovation of the existing library in its current location on the eastern wing of Building C. The renovated library would be approximately 1,354 square feet and include new openings in existing walls for doors/windows; new floor framing; new ceiling and casework, upgraded lighting, and new electrical and data systems; and modifications to the heating, ventilation, and air conditioning (HVAC) system. The expanded library would accommodate 50 to 60 students; provide sitting and standing positions for staff, with visibility and clear lines of sight; include multipurpose and collaborative areas to support presentations; and provide access to tablets for students. The library renovation would not increase the library area.

Phase 1 of the Proposed Project would implement a new drop-off/pick-up area along Chelsea Avenue. An interim 32,000-square-foot parking lot would provide 93 stalls near the corner of Chelsea Avenue and Arizona Avenue, with an additional 2 stalls on the south side of the new building. The interim parking lot would remain at its proposed location until the implementation of Phase 3 of the Proposed Project. New playground areas totaling 15,587 square feet would be provided in place of the removed portables (B1 through B11)(see Figure 3-7a)

Phase 2

Phase 2 of the Proposed Project would include the demolition of the existing elevator serving Buildings B and C and the stair core serving Building C.

Phase 2 would also include an interior renovation of 2,330 square feet of administrative area in Building C. The former location of the front office in Building C would be renovated to provide a new faculty center with a work room, collaborative staff room, six offices, and a room for records. Phase 2 also includes the construction of a new elevator and stair core; a new 3,500-square-foot lunch shelter with lunch tables would be provided along the multipurpose room (Building A) to provide shade for outdoor seating; and a new learning garden to grow edible plants would be adjacent to the cafeteria. Phase 2 of the Proposed Project would also centralize the elementary playground areas and concentrate them closer to the core of the campus, which would result in a safe and visible play area. The field would be reconfigured to a standard rectangular play field centrally located in the southern portion of the campus (see Figure 3-7b, *Proposed Project's Site Plan: Phase 2*).

3. Project Description

Phase 3

Phase 3 of the Proposed Project would include the demolition of one preschool classroom modular building (Building D) and removal of the existing learning garden.

A new 26,500-square-foot, two-story transitional kindergarten, kindergarten, and elementary classroom building would be constructed during Phase 3. The new building would be constructed at the location of the interim parking lot, adjacent to the new two-story classroom building constructed in Phase 1 (see Figure 3-7a). Four kindergarten classrooms, one transitional kindergarten classroom, and two preschool classrooms would be on the first floor; four 4th grade classrooms and two Teaming Studios would be on the second floor, with outdoor classrooms adjacent to all indoor learning spaces.

In Phase 3, the area of the interim parking lot would be reduced to provide a total of 15 stalls for early education, visitors, and American with Disabilities Act (ADA) requirements along the Chelsea Avenue drop-off/pick-up queue, and a new parking lot with 78 parking stalls would be added in the northwest portion of the campus near the corner of Arizona Avenue and 23rd Court. One new parking lot in the western part of the campus would be provided along 23rd Court in place of the former location of the learning garden and portable classrooms B4 through B9. The remaining buildings would remain as is (see Figure 3-7c, *Proposed Project's Site Plan: Phase 3*).

As shown in Table 3-3, *Summary of Proposed Project's Total Development*, the Proposed Project would provide 14 new classrooms in two new buildings as well as new and reconfigured playfields/playgrounds and parking lots, for a total of 137,030 square feet of building space on the McKinley ES campus. At completion, the Proposed Project would result in a total of 33 classrooms, from preschool through 5th grade, including special education, and dedicated outdoor play areas for preschool through kindergarten for a total of 182,284 square feet of building space. New building heights would not exceed 38 feet-8 inches above natural grade.

3. Project Description

Table 3-3 Summary of Proposed Project's Total Development

Building	Status	Classrooms	Square Footage	Maximum Height
New Construction				
Phase 1				
One New Classroom Building (New Elementary Classrooms and New Front Office and School Support Spaces)	New	8	24,410	38 feet- 8 inches
New Parking Lot (Arizona Avenue/Chelsea Avenue)	New	-	32,000	-
Renovated Library	Existing	-	1,354	No Change
Interim Playground ¹ and New Open Space	New	-	15,587	-
Phase 1 Development Square Footage	-	-	73,351	-
Phase 2				
Renovation of Building C	Existing	-	2,330	-
Lunch Shelter along Building A	New	-	3,500	-
New Elevator and Stair core for Building B and C.	New	-	870	-
Phase 2 Development Square Footage	-	-	6,700	-
Phase 3				
New Two-Story Building for T-K/Kindergarten and Elementary Classrooms	New	6	26,500	42 feet- 8 inches
New Parking Lots (Arizona Avenue/23rd Court)	New	-	23,000	-
Reconfigured Playfields and New Open Space ²	New	-	7,479	-
Phase 3 Development Square Footage	-	-	56,979	-
Subtotal – New Development		14	137,030	
Existing Buildings				
Building A	Existing	-	4,439	23 ft-8 in
Building B	Existing	8	13,425	41 ft-4 in
Building C	Existing	11	27,390	38 ft-6 in
Subtotal - Existing Development		19	45,254	
Total		33	182,284	

Source: SMMUSD 2023.

¹ Interim playground located in place of portable buildings

² Includes outdoor classrooms

3.5.2 Outdoor Facilities

The current configuration of the campus puts playground areas away from the heart of campus, limiting surveillance and supervision capability. The playground configuration creates ‘blind spots’ for supervision of the students, and it is not visible from the core campus. The preschool play areas are currently located adjacent to Building D with a chain link fence separating the play yards from Chelsea Avenue and Santa Monica Boulevard. Therefore, the current playground configuration compromises student safety and the staff’s ability to control student activity.

As part of the Proposed Project, the early education and kindergarten play yard would be immediately adjacent to the early education classroom building and separated from the elementary playgrounds for greater safety. The elementary playground areas would be centralized and concentrated closer to the core of the campus,

3. Project Description

which would result in a safe and visible play area. The field would be reconfigured to a standard rectangular play field centrally in the northern portion of the campus. The overall U-shaped configuration would provide most of the security enclosure for most outdoor spaces at the center of campus. New fences at would separate the reconfigured playfield and playground from the interim parking lot located along Chelsea Avenue. The new fences would be secured during school hours and open after school.

3.5.3 Site Access, Circulation, and Parking

Currently, site access is provided from Santa Monica Boulevard and along Chelsea Avenue. Building C faces Santa Monica Boulevard, and its architecture still signals that this is the front of school; however, because now most children are dropped off and picked up by automobile, and because Santa Monica Boulevard is a busy arterial, the front of school has migrated to the Chelsea Avenue frontage.

Both staff parking, early education parking, and student drop-off and pick-up are through the Chelsea Avenue lot, which creates inefficiency and safety issues. A staff parking lot with 82 parking stalls is on the eastern side of the campus, adjacent to the existing playground and Buildings B, C, and D; it is accessed from Chelsea Avenue. Additionally, one small parking lot with eight parking spaces is adjacent to Building A near the corner of 23rd Court and Santa Monica Boulevard, and service and deliveries occur separately and appropriately along 23rd Court, a city alley backing up to residential garages.

Main site access would remain along Chelsea Avenue after implementation of the Proposed Project. The Proposed Project would include a new early education/visitor parking lot with 15 parking stalls on Chelsea Avenue that would include an off-street lane for drop-off/pick-up and an arrival court east of the existing Building C. The existing lot in the eastern portion of the campus would be removed. One new parking lot in the western part of the campus would be provided along 23rd Court. The parking lot would include approximately 78 parking stalls and would provide staff and after-hours/weekend community parking. It would also retain 7 existing stalls along 23rd Court. Therefore, the Proposed Project would increase parking on the existing campus from 90 to 100 parking spaces.

Emergency vehicle access would continue to be provided on all four sides of campus. Additionally, access would be provided from the arrival court adjacent to Chelsea Avenue and the west parking lot, and truck access is afforded at the center of campus via Arizona Avenue and the playground areas.

3.5.4 Pedestrian Access

As described previously, the main pedestrian and vehicle entrance to the school would be along Chelsea Avenue, which would include a new arrival court for student pick-up and drop-off; additionally, pedestrian entry to the campus would remain along Santa Monica Boulevard at the front of campus for access to Building C. All classrooms on the ground and second floors would be connected via covered outdoor walkways on the inward-facing side of the east and west classroom wings. The preschool, transitional kindergarten, and kindergarten classrooms would have separate, dedicated entrances with dedicated parking for parents to walk children into class, and a dedicated reception and office area required near drop-off/pick-up. Special education classrooms would provide access to the dedicated drop-off/pick-up to accommodate buses; adjacency to parking (for instructors, aides, and volunteers); easy access to general classrooms, multipurpose room, library, and other

3. Project Description

daily use programs; proximity to administrative services, including nurse, flex administration office areas, psychology, and speech therapy; and adjacency to culinary café for integration with the rest of the student body.

Circulation within and around Building C would be restored and improved with outdoor covered walkways and classrooms at the perimeter of the main courtyard as well as covered outdoor walkways connecting the auditorium and multipurpose culinary café (Building A) across the new south courtyard.

3.5.5 Safety and Security

Most of the campus would be secured with buildings in which all circulation occurs on the inward-facing sides of its east and west wings. Walls would secure the enclosure of the early education and kindergarten play area at the northeast corner of campus. The new East Loggia located along the northern portion of the campus would be approximately 24-foot-high, and outdoor classrooms would be screened behind the new East Loggia by a 4-foot-tall privacy, safety, and security wall. Perimeter fences and walls secure the south courtyard, the learning garden, and the north campus field and playground areas. Parking lots are secured with vehicle gates at each of the two locations east and west, and after-hours community access is afforded via gates on the north and west sides of campus.

3.5.6 Landscaping Improvements

Perimeter landscaping and street trees would be provided at Arizona Avenue. Early education, kindergarten, and elementary play areas as well as the playground areas and corners of the field, would include multiple trees. New trees would be placed in the new learning garden and east courtyard created between the new classroom building and Building C's north wing. All existing mature trees in the historic main courtyard and at the northwest corner of campus would be maintained.

3.5.7 Sustainability Features

All new buildings developed under the Proposed Project would be designed using applicable green building practices, including those of the most current Building Energy Efficiency Standards (24 CCR Part 6) and California Green Building Standards Code (CALGreen; 24 CCR Part 11). The Proposed Project would be developed with High Performance Schools (CHPS) Green Building Resolution Standards, and would be consistent with the energy-related goals and actions of the Districtwide Plan for Sustainability (SMMUSD 2019). As part of implementation of the Strategic Energy Management Plan, the District would continue to install occupancy sensors in all classrooms and offices to allow lights to be shut off when unoccupied; establish lighting- and equipment-efficiency standards for all new equipment that meet or exceed Title 24 standards, where feasible; install Title 24-compliant or better HVAC units for District sites that require cooling; install wireless thermostats for new HVAC units to allow the District to implement energy saving strategies, such as thermostat lockout temperatures and occupied/unoccupied scheduling; install energy management systems (EMS) for remaining school sites to allow control at both the site and District level; and connect wireless thermostats to the EMS system. Additional bike racks would be installed to accommodate at least 10 percent of regular building occupants, with a goal to reach 20 percent capacity by 2030.

3. Project Description

3.5.8 Utilities

Utility improvements necessary to serve the proposed buildings and modernization would be constructed. The future on-site utilities would connect to existing facilities serving the campus. The Proposed Project would only connect to existing utilities, and no utility expansion would be required.

Electrical

Electrical utilities for the Proposed Project would connect to the existing electrical lines within the McKinley ES campus, including an existing power pole located on the northeastern corner of the campus, and one electrical power pole located on the southeastern corner of the campus. Additionally, one electrical line reroute may be required on the northern boundary of the campus, along Chelsea Avenue. In-depth analysis would be performed to determine necessary improvements for future phases of the Proposed Project.

Sewer

The existing campus has several points of connection to public sewer mains. Sewer mains generally run north to south on along Santa Monica Boulevard onto Chelsea Avenue and 23rd Court (alley). In-depth analysis would be performed to determine necessary improvements for future phases of the Proposed Project.

Water

The Proposed Project would need to reconnect to existing downspouts on the eastern and southwestern boundaries of the campus. Additionally, secondary storm drain (SD) main routing will be shown once the location and depths are verified. In-depth analysis would be performed to determine necessary improvements for future phases of the Proposed Project.

3.6 PROJECT CONSTRUCTION

The Proposed Project would be constructed in three phases, with construction activities for Phase 1 anticipated to start in the summer 2023. While the exact dates for the later phases are not known, for purposes of evaluating potential impacts from implementation of the Proposed Project, construction activities for Phase 2 were assumed to start in summer 2025, and construction activities for Phase 3 were assumed to start in summer 2028 (as shown in Table 3-4, *Proposed Project Phasing*).

3. Project Description

Table 3-4 Proposed Project's Phasing

Phase	Demolition	Demolition Square Footage	New Construction	New Building Square Footage	Timeline
1	- Eleven Portable Classrooms (B1-B11) - Playground Restrooms - Existing Parking Lot	46,312	- One New Classroom Building (New Elementary Classrooms and New Front Office and School Support Spaces) - New Parking Lot (Arizona Avenue/Chelsea Avenue) - Renovated Library - Interim Playground	73,351	Summer 2023 (18 months)
2	Removal of Elevator that serves Buildings B and C	397	- Renovation of Building C - Lunch Shelter along Building A - New Elevator and Stair core for Buildings B and C - New Playfields and Playgrounds	6,700	Summer 2025 (18 months)
3	- One Modular Building (Building D) - Interim Parking Lot	35,796	- New Two-Story Building for T-K/Kindergarten and Elementary Classrooms - New Parking Lots (Arizona Avenue/23rd Court and Chelsea Avenue)	56,979	Summer 2028 (21 months)

Source: SMMUSD 2023.

The construction for Phase 1 would occur over approximately 18 months and include the following activities: demolition of the portable classrooms, grading and excavation, trenching for site utilities and irrigation, building construction, architectural coatings, driveway and walkway construction, landscaping, and parking lot improvements. The construction for Phases 2 and 3 are anticipated to occur over approximately 18 months and 21 months, respectively. In response to comments received during the 30-day public review period for the Initial Study and Notice of Preparation, the District will not request a permit to allow for construction outside of the allowed hours identified in SMMC Section 4.12.110(a). The District would post one sign along the street frontage of each construction area and notifications to neighbors within a 500-foot radius of construction activities. The notifications would include a description of the activities and the dates and times that these activities would take place. The notifications must also include the contact information of the permit holder (i.e., the District) and the City contact. The District would be required to follow Santa Monica Municipal Code Section 4.12.110, which limits the hours of construction to 8:00 a.m. to 6:00 p.m. on weekdays and 9:00 a.m. to 5:00 p.m. on Saturday; and prohibits construction on Sundays and holidays. In response to public comments, the District determined that a sound wall would be provided along Chelsea Avenue and a portion of Arizona Avenue during various phases of construction to attenuate construction noise.

School operation would continue during construction as under current conditions, and students would occupy existing buildings on the McKinley ES campus during construction activities. Table 3-4 provides details for each construction phase, including timing, amount of demolition, new construction, and infrastructure improvements for each phase.

3. Project Description

3.6.1 Construction Phasing

The Proposed Project would be developed in three phases over approximately five years. Phase 1 is funded, and Phases 2 and 3 would depend on funding availability. The Proposed Project's activities in each phase are described.

Phase 1

Phase 1 of the Proposed Project would include the removal of 11 portable classrooms and playground restrooms. Phase 1 would develop 8 new classrooms in a new building, a new front office and school support spaces, a new parking lot, and new drop-off/pick-up areas. The existing library would be renovated as part of Phase 1.

Phase 2

Phase 2 of the Proposed Project would include renovation of building C to provide a new faculty center, new lunch shelter, and new exit stairs and elevator.

Phase 3

Phase 3 of the Proposed Project would include removal of the modular preschool classroom building, removal of the existing learning garden, and removal of the interim parking lot. The new two-story transitional kindergarten/kindergarten elementary classroom building and new parking on the northwest side of the campus would be included in Phase 3.

3.6.2 Construction Grading

Excavation would result in approximately 7,900 cubic yards of cut and fill throughout all three phases of the Proposed Project, as shown in Table 3-5, *Proposed Project Cut/Fill by Phase*, and no imported soils would be necessary.

Table 3-5 Proposed Project Cut/Fill by Phase

Phase	Cut (cy)	Fill (cy)	Project Phase Total (cy)
1	3,700	3,700	0
2	1,700	1,700	0
3	2,500	2,500	0
Total	7,900	7,900	0

Source: SMMUSD 2023.

3.6.3 Construction Traffic

Construction of the Proposed Project would temporarily generate additional traffic on the existing area roadway network. These vehicle trips would include construction workers traveling to the campus as well as

3. Project Description

delivery trips associated with construction equipment and materials. Delivery of construction materials to the campus would require several oversized vehicles that may travel at slower speeds than existing traffic. Construction traffic would be scheduled in concert with the operations of the school, ensuring that trucks are not moving in or out during drop-off or pick-up times. Construction workers would park in the designated staging area to provide adequate parking for all employees and visitors to the campus throughout the duration of construction activities of the Proposed Project.

3.6.4 Construction Staging

The limits of construction staging for each phase of the Proposed Project would be minimal and confined to each phase area. Additionally, a designated area for stockpiling activities would be available within the campus. This would serve as a meeting point for hauling operations and coordination with trucking entry, turn around, and exit.

3.7 REQUIRED PERMITS AND APPROVALS

As required by CEQA Guidelines, this section provides, to the extent the information is known to the District, a list of the agencies that are expected to use the environmental analysis of the Proposed Project in their decision-making. This section also lists the permits and other approvals required to implement the Proposed Project.

3.7.1 Lead Agency Approval

SMMUSD is the lead agency under CEQA and is carrying out the Proposed Project. In order to approve the Proposed Project, the SMMUSD Board must first certify the Final Environmental Impact Report (FEIR) and adopt, as applicable, a Mitigation Monitoring Reporting Program (MMRP), findings, and a statement of overriding considerations. The Board will consider the information in the EIR when making its decision to approve or deny the Proposed Project, or in directing modifications to the Proposed Project in response to the EIR's findings and mitigation measures. The EIR is intended to disclose to the public the Proposed Project's details, analyses of the Proposed Project's potential environment impacts, and identification of feasible mitigation or alternatives that would lessen or reduce significant impacts to less-than-significant levels.

3.7.2 Other Required Permits and Approvals

A public agency other than the lead agency that has discretionary approval power over a part of a project is known as a "responsible agency," defined by CEQA Guidelines Section 15381. A state agency having jurisdiction by law over natural resources that are held in trust for the people of the State of California and are affected by a project is known as a "trustee agency," as defined by CEQA Guidelines Section 15386. The Project would not require approval from a trustee agency. The responsible agencies and their corresponding approvals for the Proposed Project may include:

3. Project Description

■ State Agencies

Since the District is expected to seek State funding, the California Department of Toxic Substances Control (DTSC) would have to give Site Certification that the campus would not cause unacceptable exposures to hazardous substances.

■ City of Santa Monica

- Santa Monica Fire Department and Police Department (Approval of Site Plan for Emergency Access)
- Public Works/Engineering (for grading permit)

3.7.3 Other Reviewing Agency Actions and Approvals

The following agencies would have ministerial review and approvals over the Proposed Project:

- Division of the State Architect (Approval of Construction Drawings)
- Los Angeles Regional Water Quality Control Board (RWQCB) (Issuance of waste discharge requirements)
- South Coast Air Quality Management District (SCAQMD)

3.8 REFERENCES

Historic Resources Group. 2022. McKinley Elementary School Historic Resources Inventory Report Draft.

Santa Monica, City of. 2015, July 24. Santa Monica Land Use and Circulation Element.

———. 2018a. Local Coastal Plan 2018 Update. <https://www.smgov.net/Departments/PCD/Plans/Local-Coastal-Plan-2018-Update/>.

———. 2018b. *Master Facility Use Agreements with the Santa Monica-Malibu Unified School District*. <https://publicdocs.smgov.net/WebLink/0/edoc/2355226/SR-04-10-2018-8A.pdf>.

———. 2022. Santa Monica Municipal Code. https://library.qcode.us/lib/santa_monica_ca/pub/municipal_code.

Santa Monica-Malibu Unified School District. 2019. Districtwide Educational Specifications. <http://fip.smmusd.org/pdf/SMMUSD-EDSPECS031519.pdf>.

———. 2020. McKinley Elementary School Master Plan.

———. 2023. Santa Monica-Malibu Unified School District Board of Education. February 17, 2022. https://simbli.eboardsolutions.com/SB_Meetings/ViewMeeting.aspx?S=36030435&MID=9729.