



COUNTY OF SAN MATEO PLANNING AND BUILDING

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PRE-APPLICATION PUBLIC WORKSHOP

*****IN-PERSON WITH REMOTE PUBLIC PARTICIPATION AVAILABLE*****

A public workshop will be held to gather community input on the Granada Community Services District's proposal to develop a new 7.7-acre community park and recreation center on a collection of parcels known locally as the Burnham Strip. The project is designed to provide a range of active and passive recreational amenities, including walking paths, fitness stations, restrooms, a dog park, picnic areas for both small and large groups, children's play structures, a skate feature, and interpretive signage. The proposal also includes improvements to parking areas, renovation of an existing 3,000-square-foot preschool building for classroom and staff use, and construction of a new 3,000-square-foot building with a large community room and supporting spaces. The community classrooms would provide flexible space for recreational activities such as exercise, fitness, and arts and crafts classes serving all community members. They would also function as meeting rooms for community groups and government agencies. A network of wide and narrow trails, ranging in width from a minimum of 10 feet for primary trails and 5 feet for secondary trails, would extend throughout the park, including a new connection to the existing crosswalk at Coronado Street and Highway 1. In addition, the project seeks to restore and enhance two on-site ephemeral drainages to improve hydrology and expand native vegetation.

Meeting Date:	Thursday, September 25, 2025
Meeting Time:	6:00 p.m. – 8:00 p.m.
Meeting Location:	Supervisor Mueller's Coastside Office 270 Capistrano Road, Unit 6 Half Moon Bay, CA 94019
Remote:	Zoom Videoconference Online: https://smcgov.zoom.us/j/91441724974 Meeting ID: 914 4172 4974 By Telephone: +1 669-900-6833 (Local). Enter the Meeting ID and then press #.
Project File:	PRE2025-00033
Property Owner/ Project Applicant:	Granada Community Services District 504 Ave Alhambra 3rd Floor El Granada, CA 94018

Project Location: 480 Avenue Alhambra, El Granada, CA 94019
APNs: 047-251-100, 047-251-110, and 047-262-010

Purpose of Workshop:

County Zoning Regulations Chapter 8.288 requires a Pre-Application Public Workshop for major development projects including institutional development that would potentially result in forty (40) or more people congregating on the property at any one time. The purpose of the Pre-Application Public Workshop is to foster early public involvement and input on such projects and, to the extent feasible, identify potential issues and solutions before the formal County review process begins. The public workshop is for informational purposes only and shall not confer or imply any approval or rejection of the project by the County of San Mateo.

Applicable Regulations, Review, and Approvals Required:

The development proposal requires the following permit applications: 1) Certificate of Compliance; 2) Grading Permit; 3) Coastal Development Permit; 4) Use Permit; 5) Design Review Permit; and 5) Significant Tree Removal Permit. The regulations applicable to the project include, but are not limited to, Chapter 8.52 (El Granada Gateway District), Chapter 8.256 (Design Review Districts), and Chapter 8.252 (Coastal Development District) of the Zoning Regulations, Title 9 (Subdivision Regulations), Chapter 5 (Grading Ordinance), Significant Tree Ordinance, and the County's Local Coastal Program Policies. The project requires environmental review pursuant to the California Environmental Quality Act (CEQA) Statute and Guidelines and consideration of a Certificate of Compliance and Coastal Development Permit by the Zoning Hearing Officer, consideration of the Design Review Permit by the Coastside Design Review Committee, and consideration of the Grading Permit, Coastal Development Permit, Use Permit, Design Review Permit, and Significant Tree Removal Permit by the Planning Commission at future public hearings.

The Planning Division will provide advanced public notice to property owners of parcels within 300 feet and to interested parties of any future scheduled public meetings on the project.

ADA Requests:

Individuals who require special assistance or a disability related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the meeting, should contact the Luis Topete, as early as possible but no later than 10:00 a.m. on the day before the meeting at ltopete@smcgov.org. Notification in advance of the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

If you have any questions regarding the proposal or the Pre-Application Workshop, please contact Luis Topete, Project Planner, by email at ltopete@smcgov.org.