

MAJOR DEVELOPMENT PRE-APPLICATION WORKSHOP

San Mateo County– Planning & Building Dept.

Granada Community Park and Recreation Center

480 Avenue Alhambra, El Granada, CA 94019

047-251-100, 047-251-110, and 047-262-010

PRE2025-00033

September 25, 2025

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Project Planner:
Luis Topete, Planner III
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Introduction

- County Staff & Applicant
- Purpose: *To foster early public involvement and input and, to the extent feasible, identify potential issues and solutions before the formal County review process begins*
- Workshop is required by Chapter 8.288 Zoning Regs (*Major Development Pre-Application Procedures*)
- Meeting is being audio recorded
- Remote participation via Zoom

Agenda

- County Presentation
 - Location Details
 - Project Details
 - Permit Process
- Applicant's Presentation
- Public Comment Session
- Response to Comments; Q&A
- Adjourn

Location Details:

- **Site: 7.7 acres**
- Collection of 3 parcels known locally as the Burnham Strip (between of Hwy 1 and Obispo Rd, east of Coronado St)
- Current Use: Informal parking and skate park, Child Care building, passive underground sewer wet weather storage facility retention basin
- Sensitive habitat





Location Details:

- General Plan Land Use Designation: Open Space with Park Overlay
- Zoning: EG/DR/CD (El Granada Gateway District/Design Review District/Coastal Development District)
- Cabrillo Hwy County Scenic Corridor

Project Details:

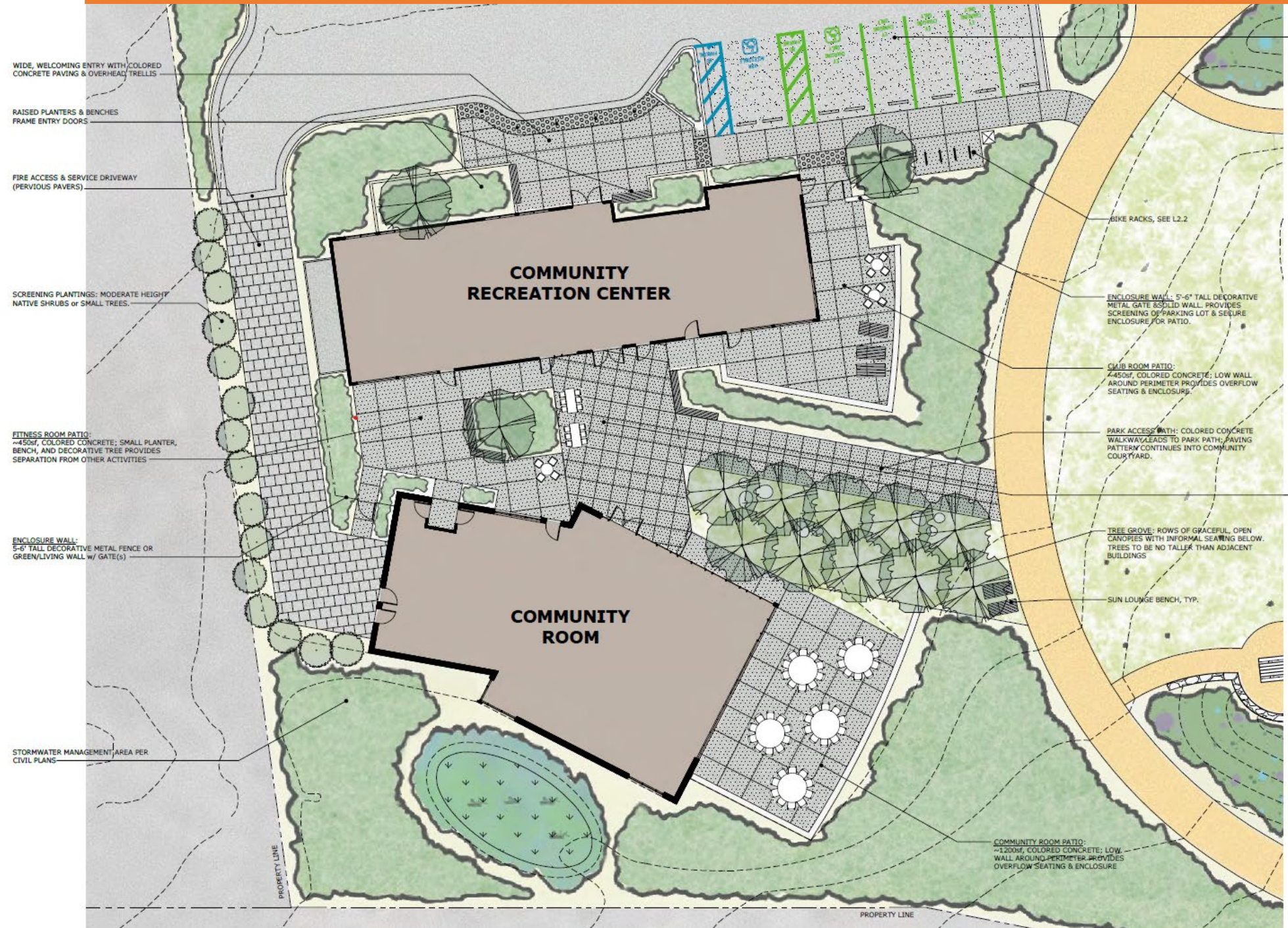
The project is designed to provide a range of active and passive recreational amenities including walking paths, fitness stations, picnic areas for both small and large groups, a dog park, ...



Project Details:

...restrooms, children's play structures, a skate feature, and interpretive signage.





PARKING LOT:

20 STALLS; INCLUDES DEDICATED ADA & EV CHARGING ACCOMMODATIONS. PARKING SPACES SHALL BE PERMEABLE (ASPHALT OR CONCRETE); DRIVE AISLES AND DRIVEWAYS SHALL BE ASPHALT.



COMMUNITY COURTYARD:

OUTDOOR GATHERING AREA, COLORED CONCRETE PAVING; HIGH TRELLIS ABOVE, BUILT-IN AND MOVABLE SEATING; STRONG CONNECTION TO PARK



**Project
Details:**



VIEW OF RECREATION CENTER FROM OBISPO RD



VIEW OF OUTDOOR LIVING ROOM FROM BURNHAM PARK

Project Details:



VIEW OF COMMUNITY ROOM FROM CABRILLO HIGHWAY N

Next Steps & Permit Process

Letter from Pre-App Workshop

Applicant to consider comments received during Pre-App Process

Formal Application for Permits (Back to Back)

- Parcel Legalization: 1) Certificate of Compliance – Type B; and 2) Coastal Development Permit (Appealable to CCC).
- Project Land Use Entitlements: 1) Grading Permit; 2) Coastal Development Permit (Appealable to CCC); 3) Use Permit; 4) Design Review Permit; 5) Lot Merger; and 6) Significant Tree Removal Permit.

Processing of Applications (Back to Back)

- Parcel Legalization: approximately 4-6 months
 - *Applications for parcel legalization will be processed separately Zoning Hearing Officer – Public Hearing*
- Project Land Use Entitlements: approximately 4-8 months
 - *Planning Commission – Public Hearing*

Applicant's Presentation



Comments from the Public:

In-Person Participants

- Please state name and address.
- When called, please limit your remarks to 5 minutes.

Zoom Participants

- Please state email address and name.
- We request that you identify yourself by name as this will be visible online and will be used to notify you that it is your turn to speak.
- When the County staff starts the public comment period, click on “raise hand.” County staff will activate and unmute speakers in turn.
- Speakers will be notified shortly before they are called to speak.
- When called, please limit your remarks to 5 minutes.

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Response to
Comments:



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Thank you!

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