



McKinley Elementary School

April 18, 2023



Overview

- Carey Upton, Chief Operations Officer, Intro
- Campus Master Plan
- Historical Resources
- CEQA Compliance
- Questions



Johnson Favaro– McKinley Elementary School



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

McKinley Elementary School

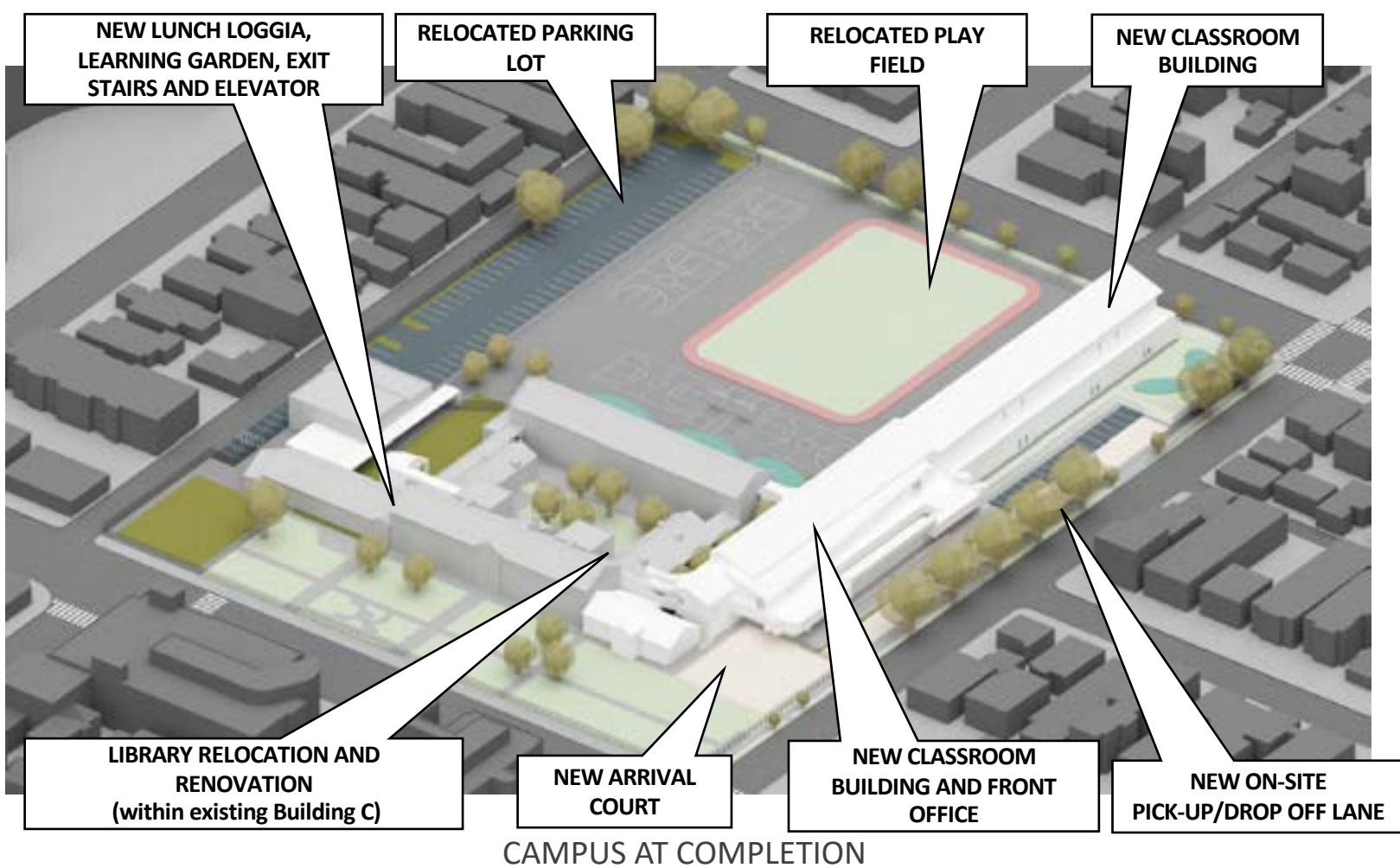
Campus Master Plan

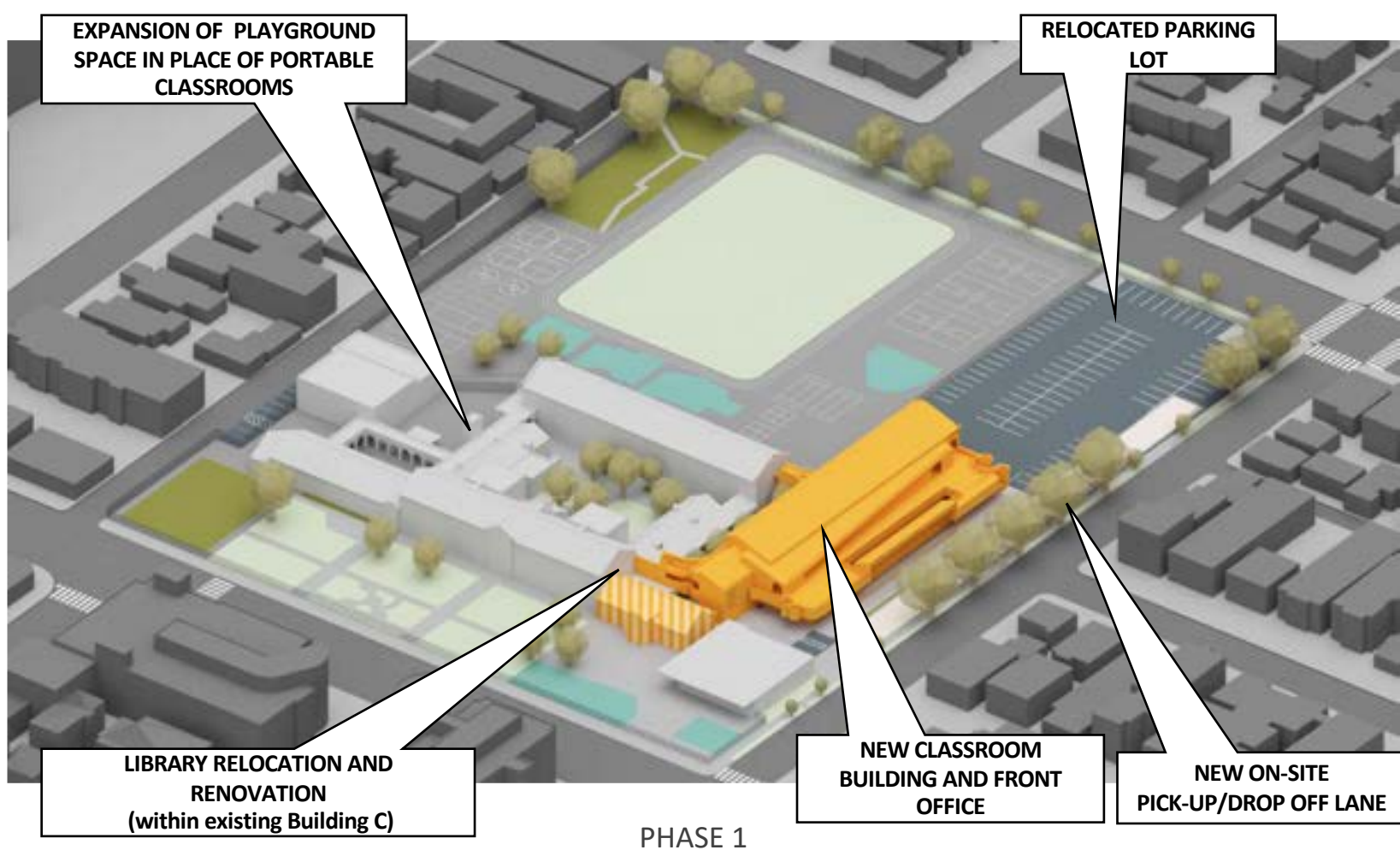


McKinley Elementary School

Campus Master Plan Community Outreach to Date

- Community Meetings 2020-2022
- SMMUSD BOE FDAC Design Review Committee
- Santa Monica Conservancy
- McKinley School Administration, Faculty and Staff
- McKinley Parent Teacher Association (PTA)
- Community Meetings 03.09.22, 01.31.23 and 04.18.23

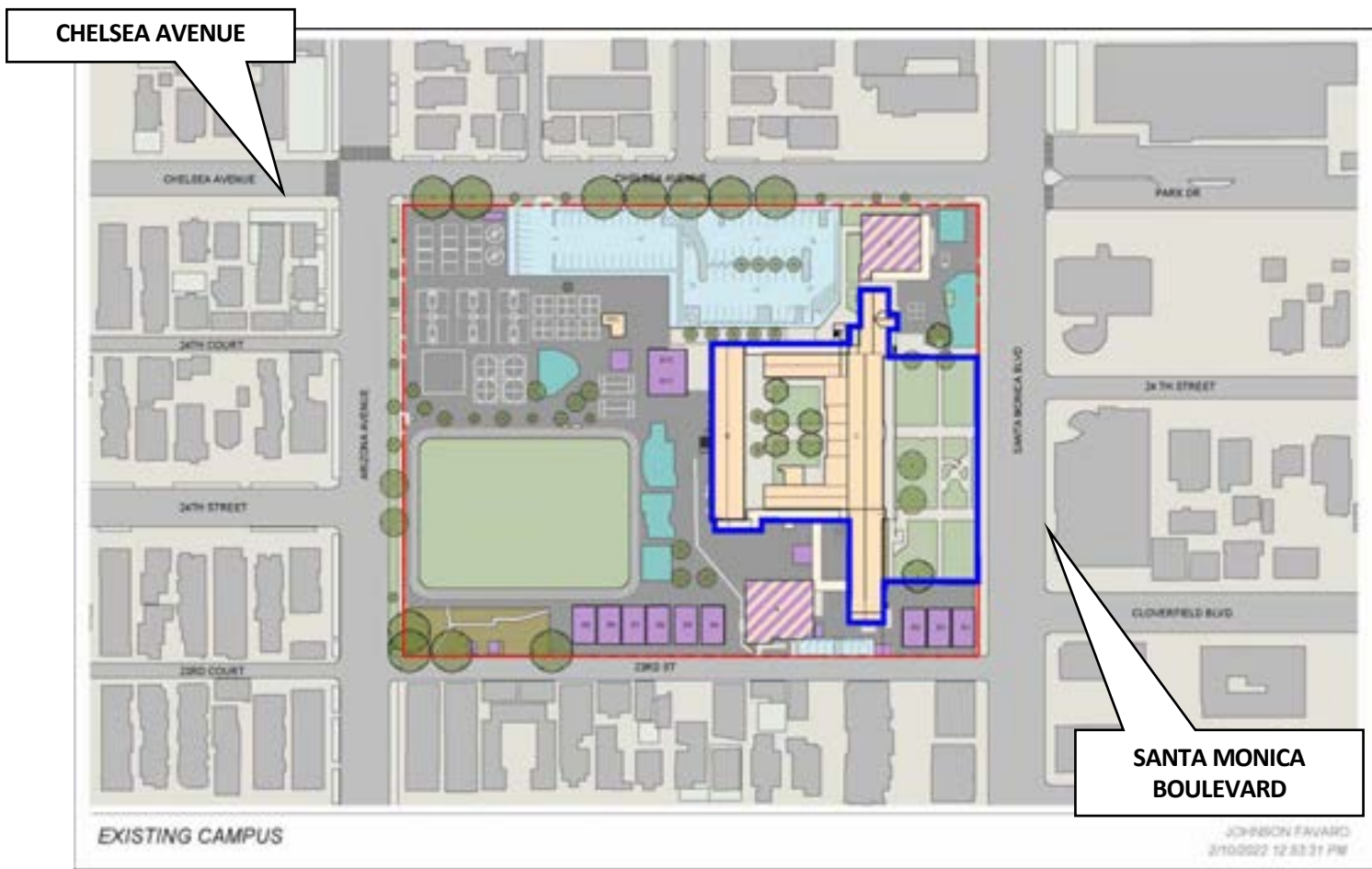




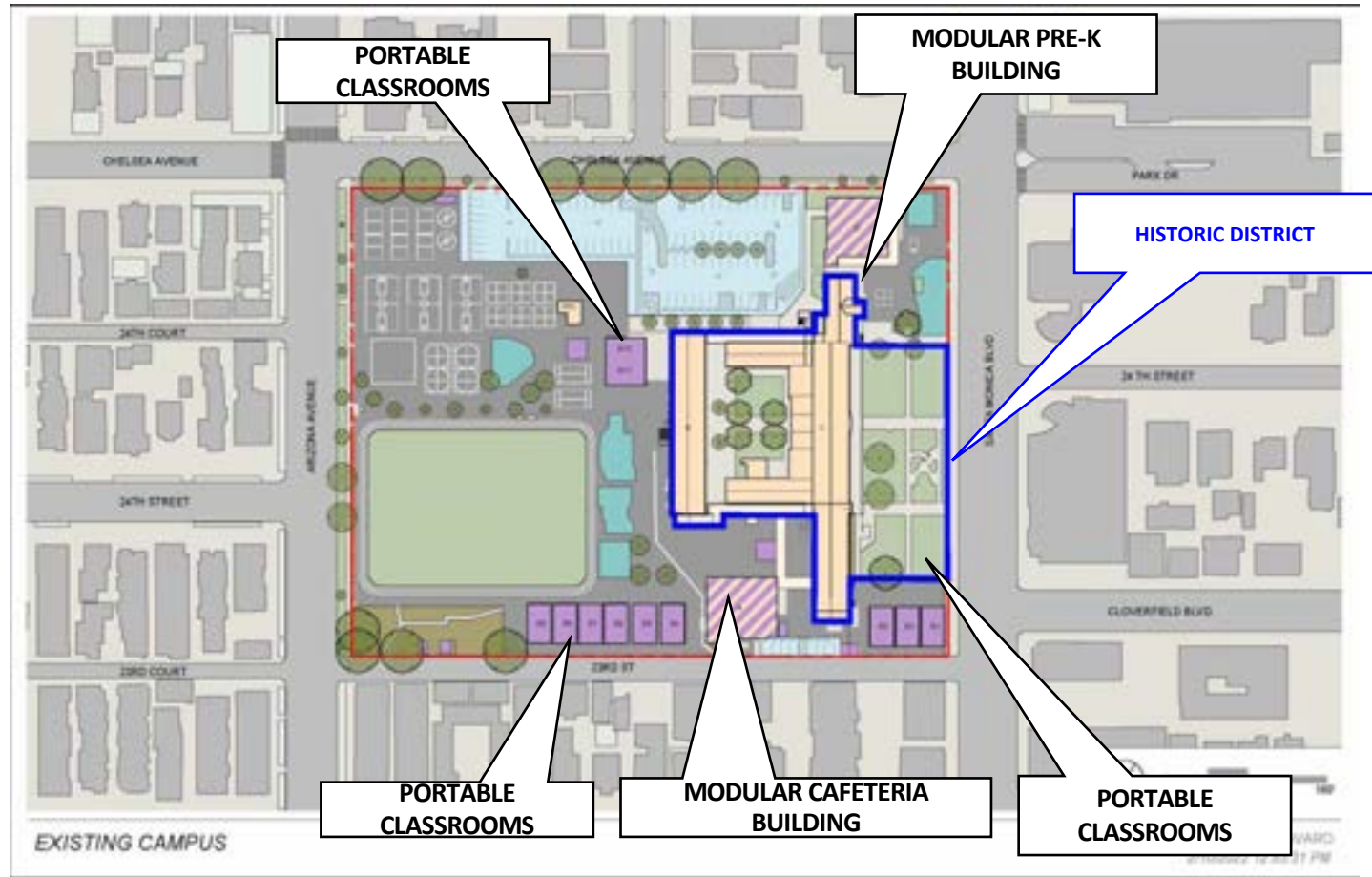


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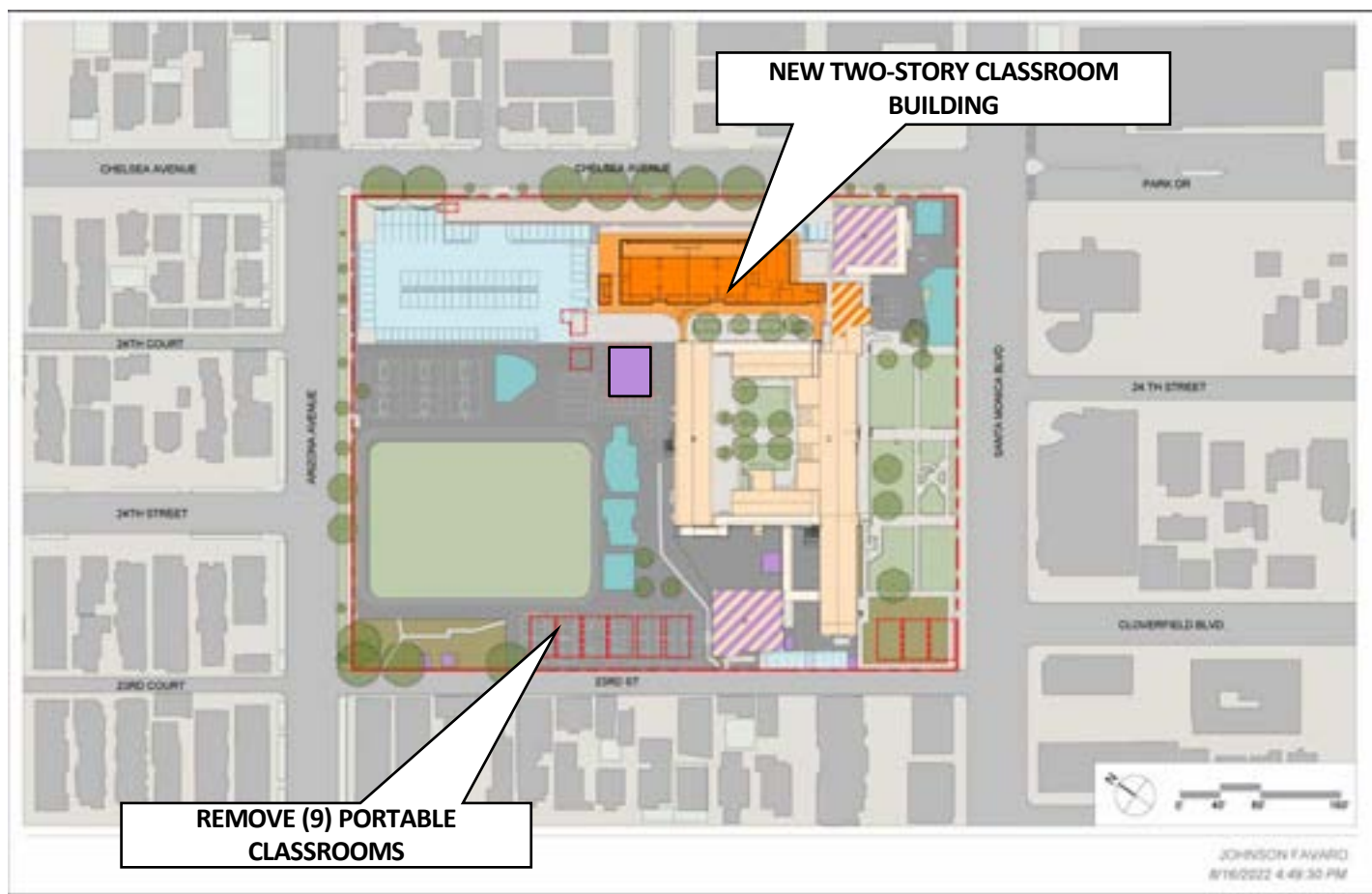
Phase 1



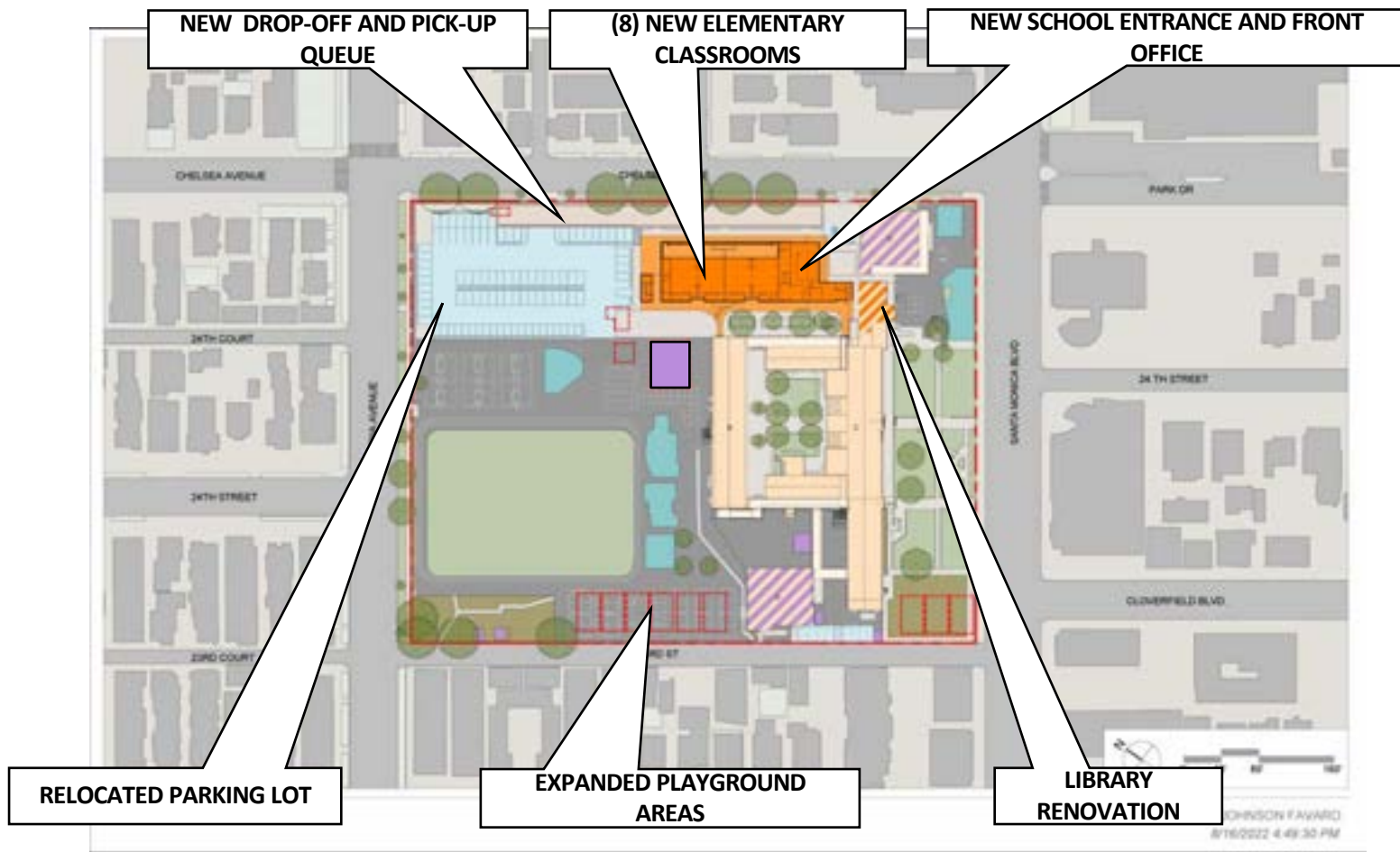
Existing



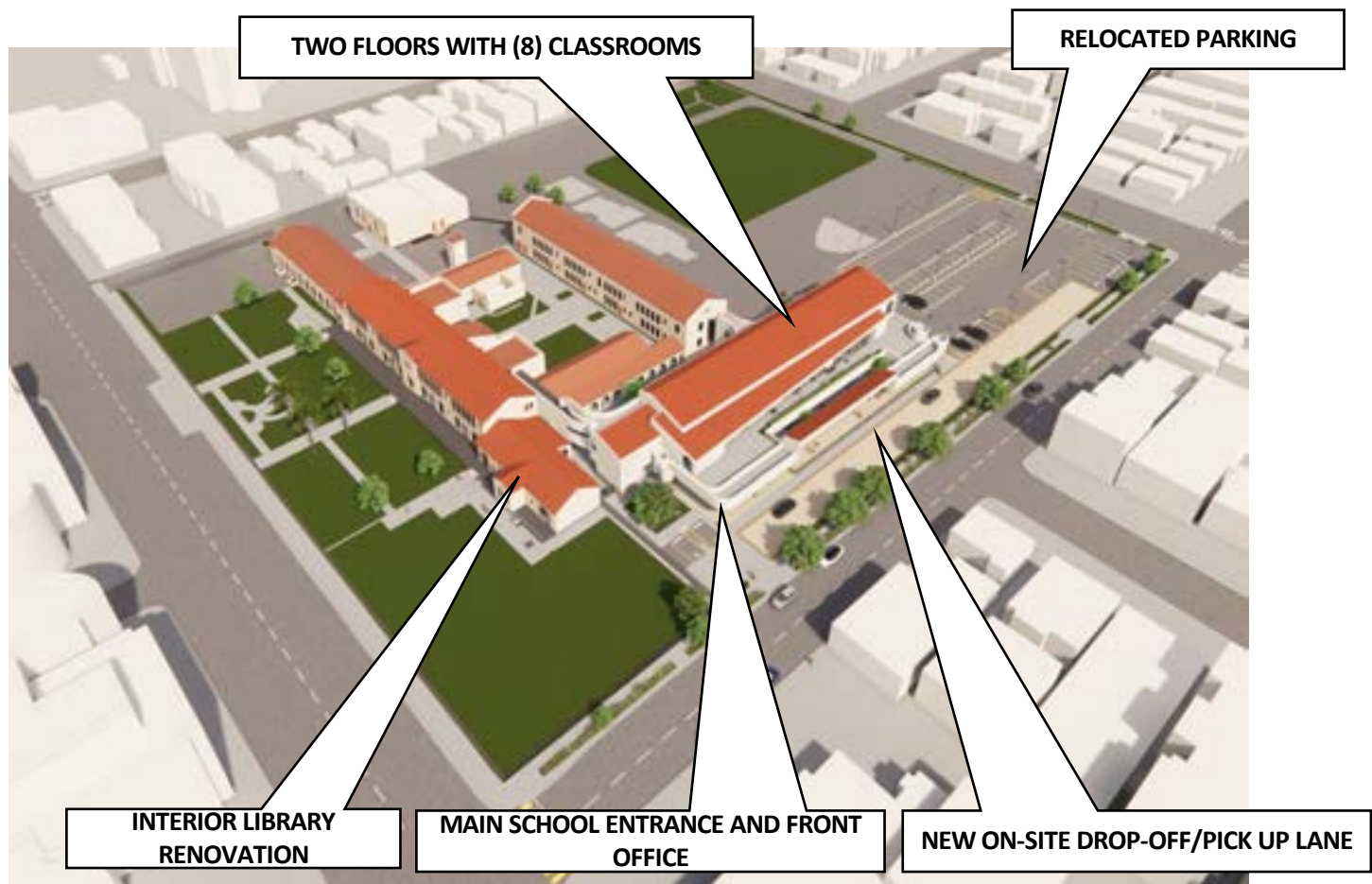
Existing



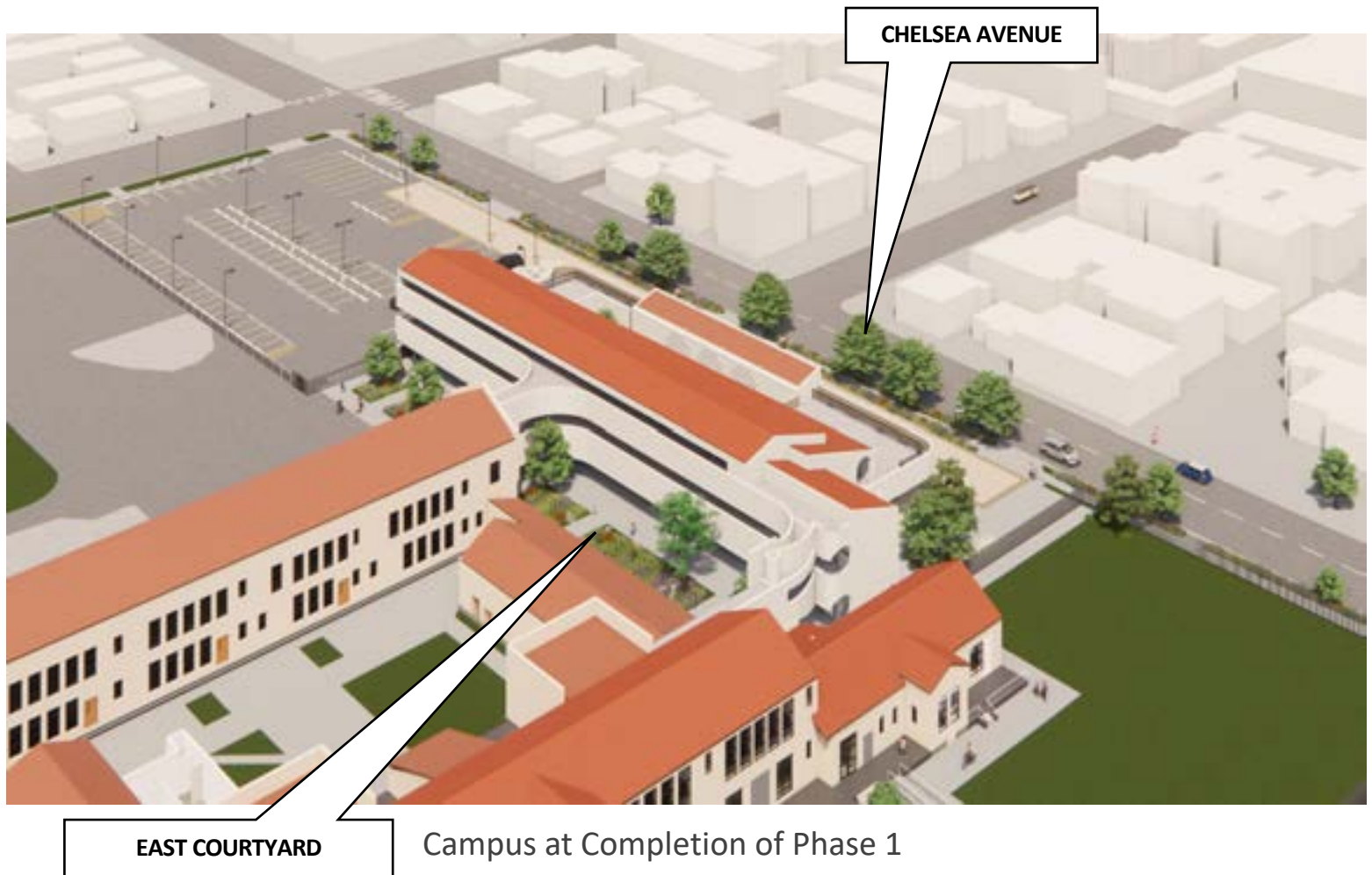
Campus at Completion of Phase 1

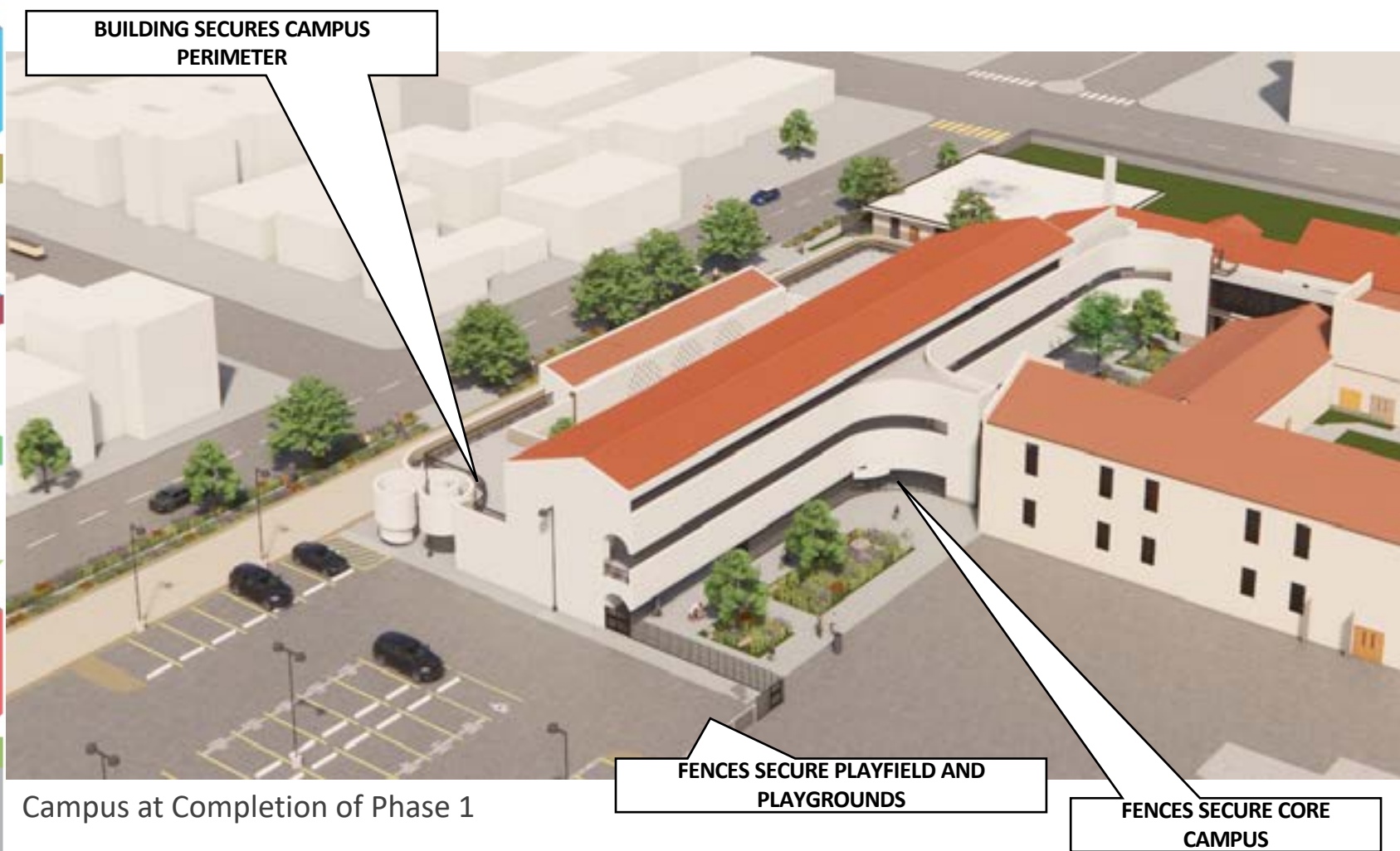


Campus at Completion of Phase 1

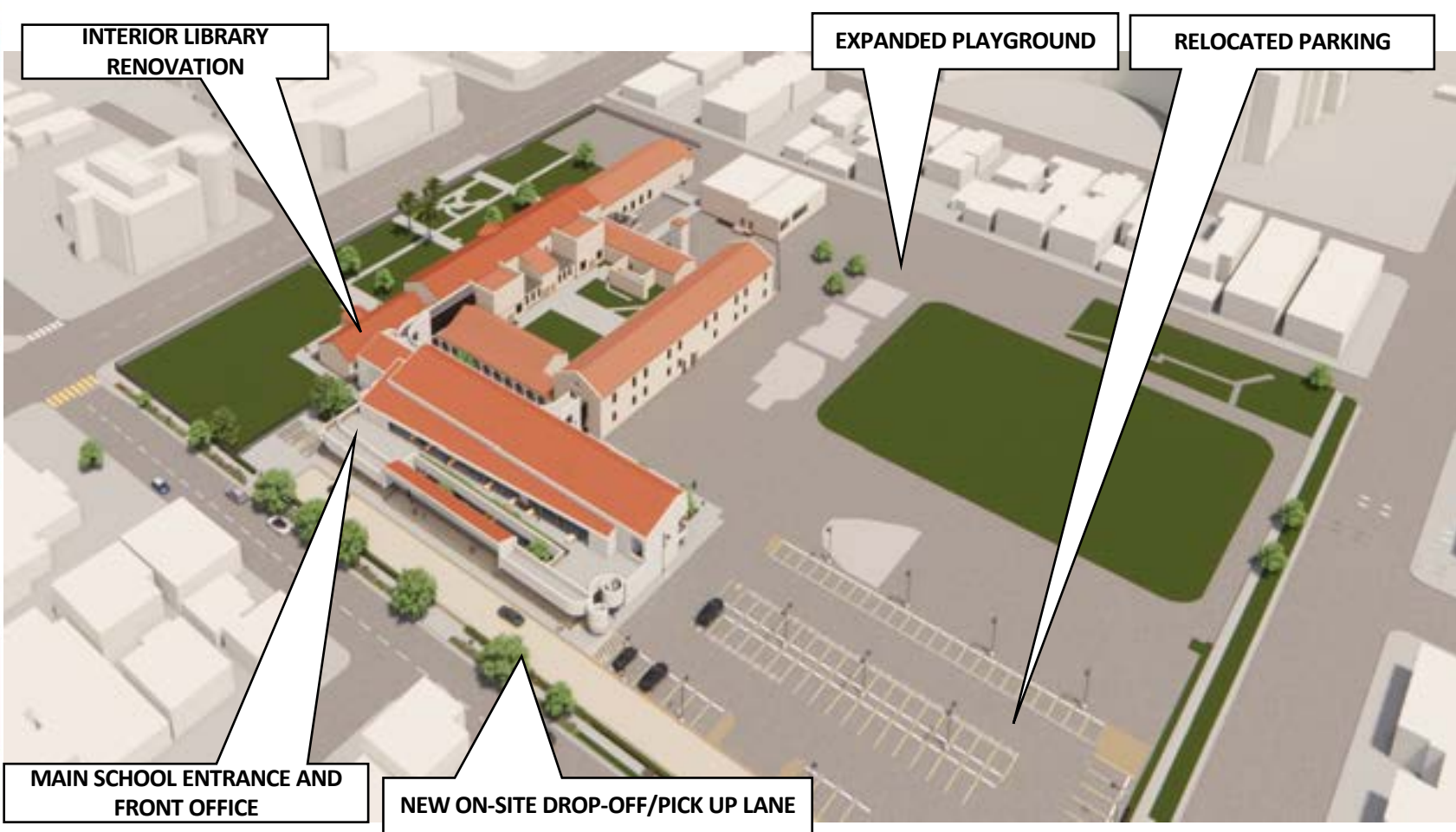


Campus at Completion of Phase 1





Campus at Completion of Phase 1



**INTERIOR LIBRARY
RENOVATION**

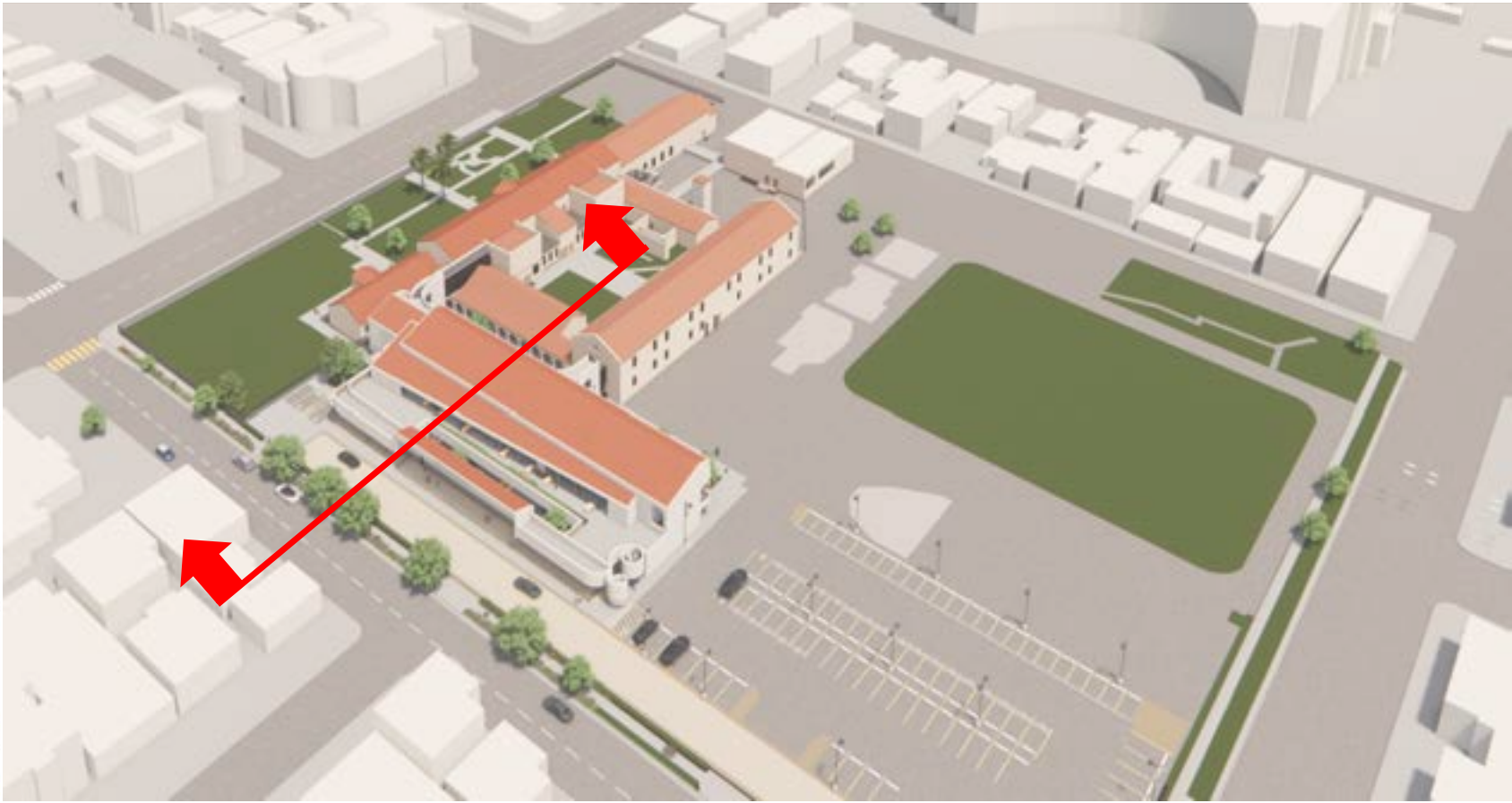
EXPANDED PLAYGROUND

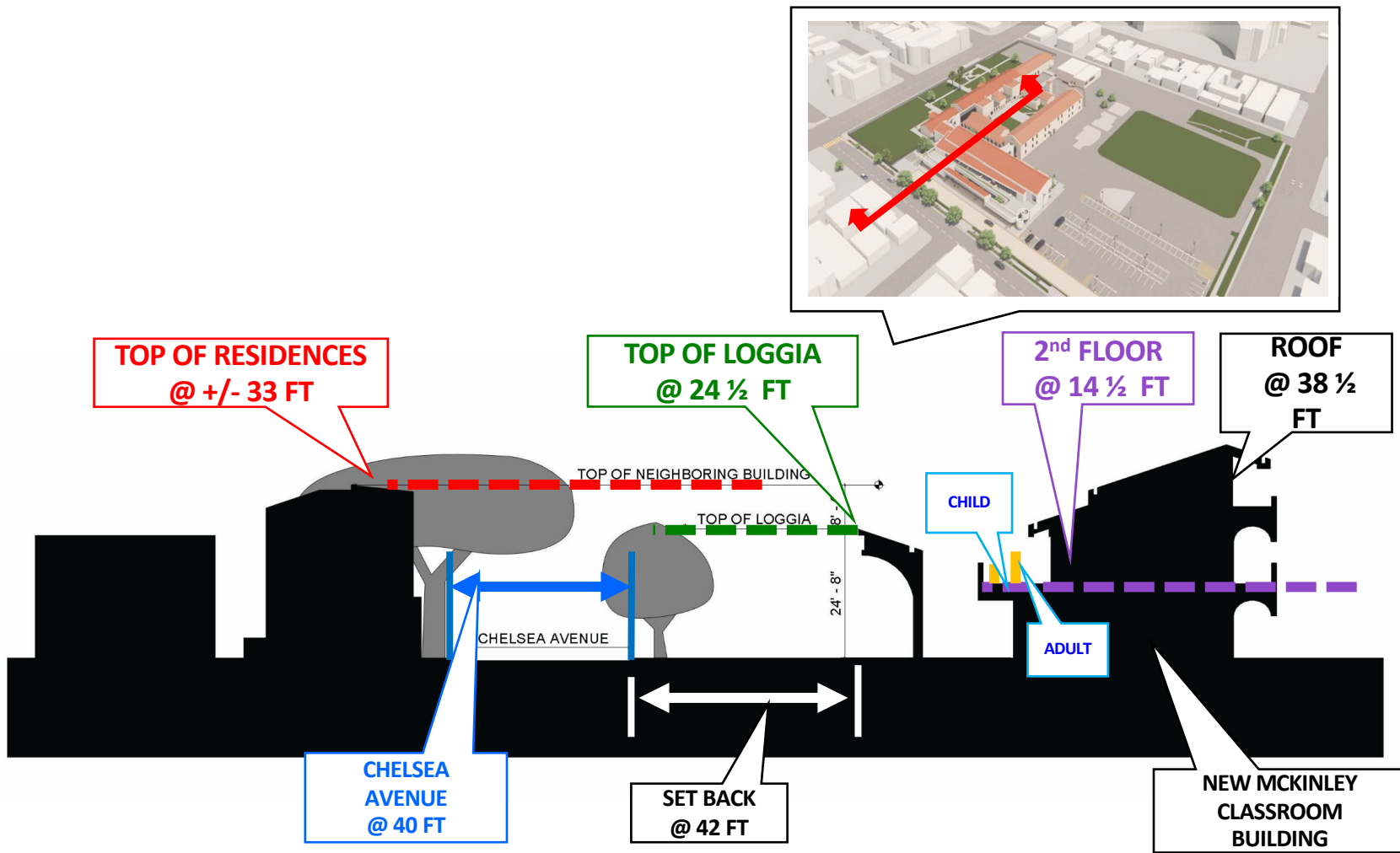
RELOCATED PARKING

**MAIN SCHOOL ENTRANCE AND
FRONT OFFICE**

NEW ON-SITE DROP-OFF/PICK UP LANE

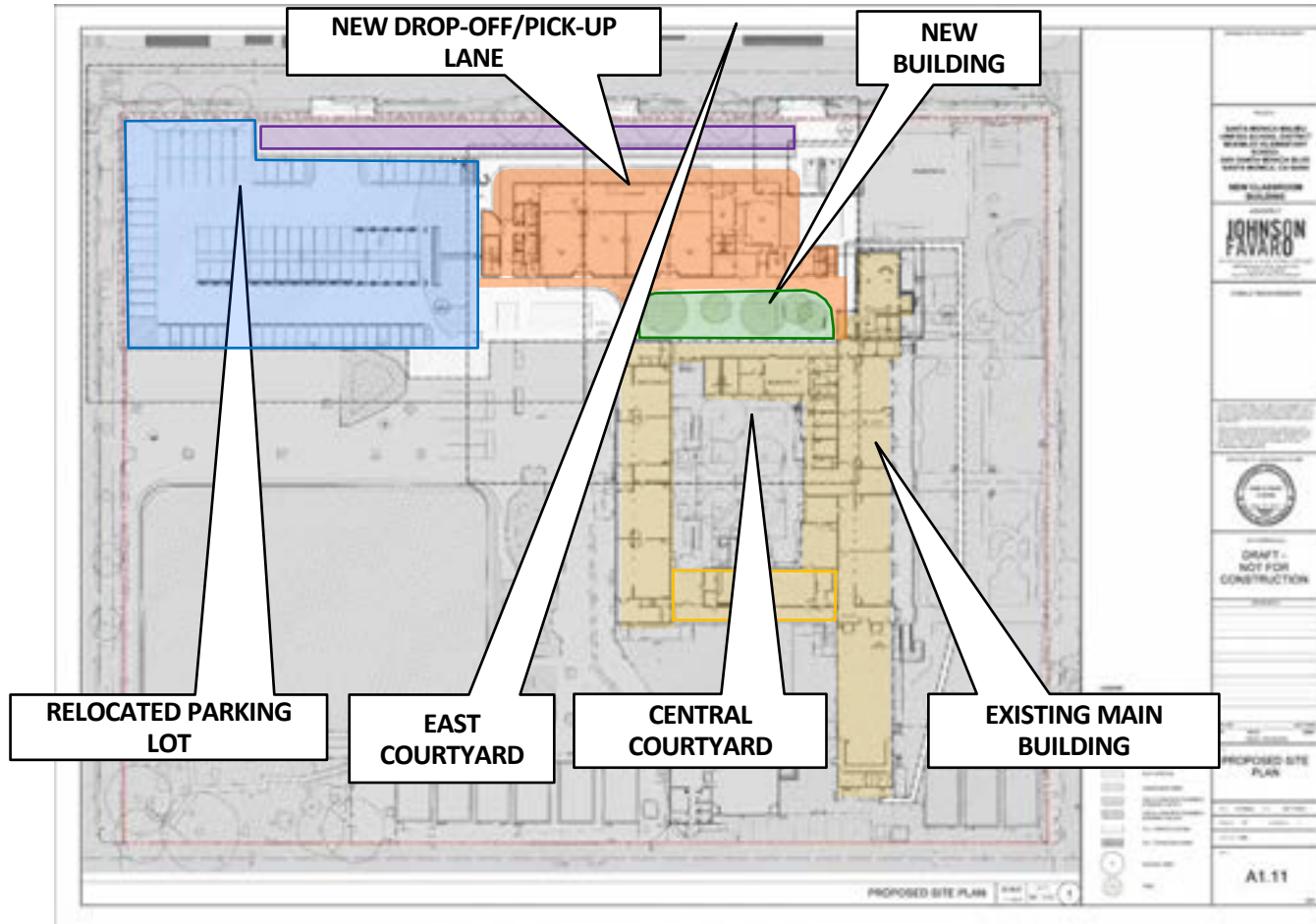
Campus at Completion of Phase 1



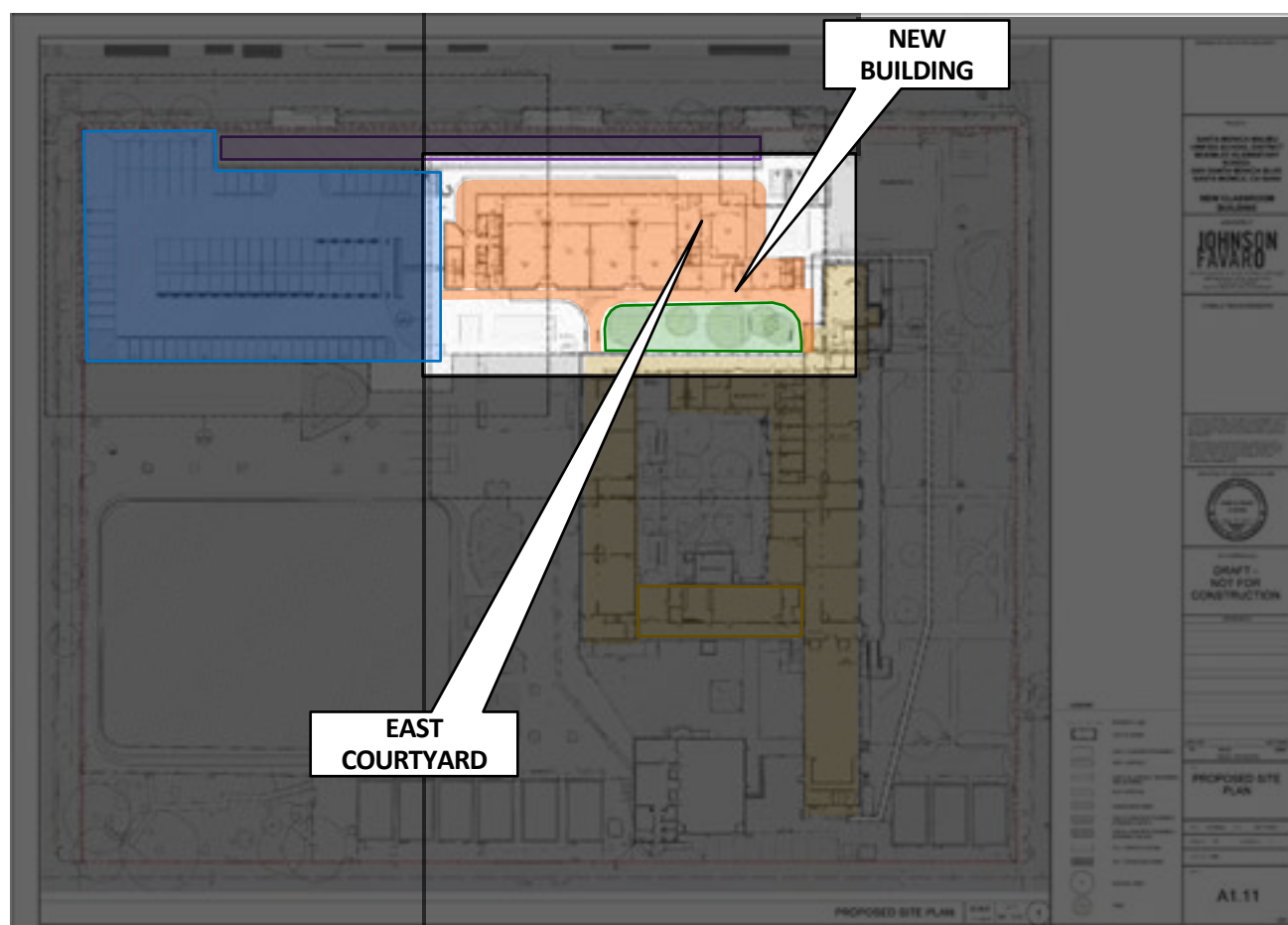


McKinley Elementary School Campus Master Plan

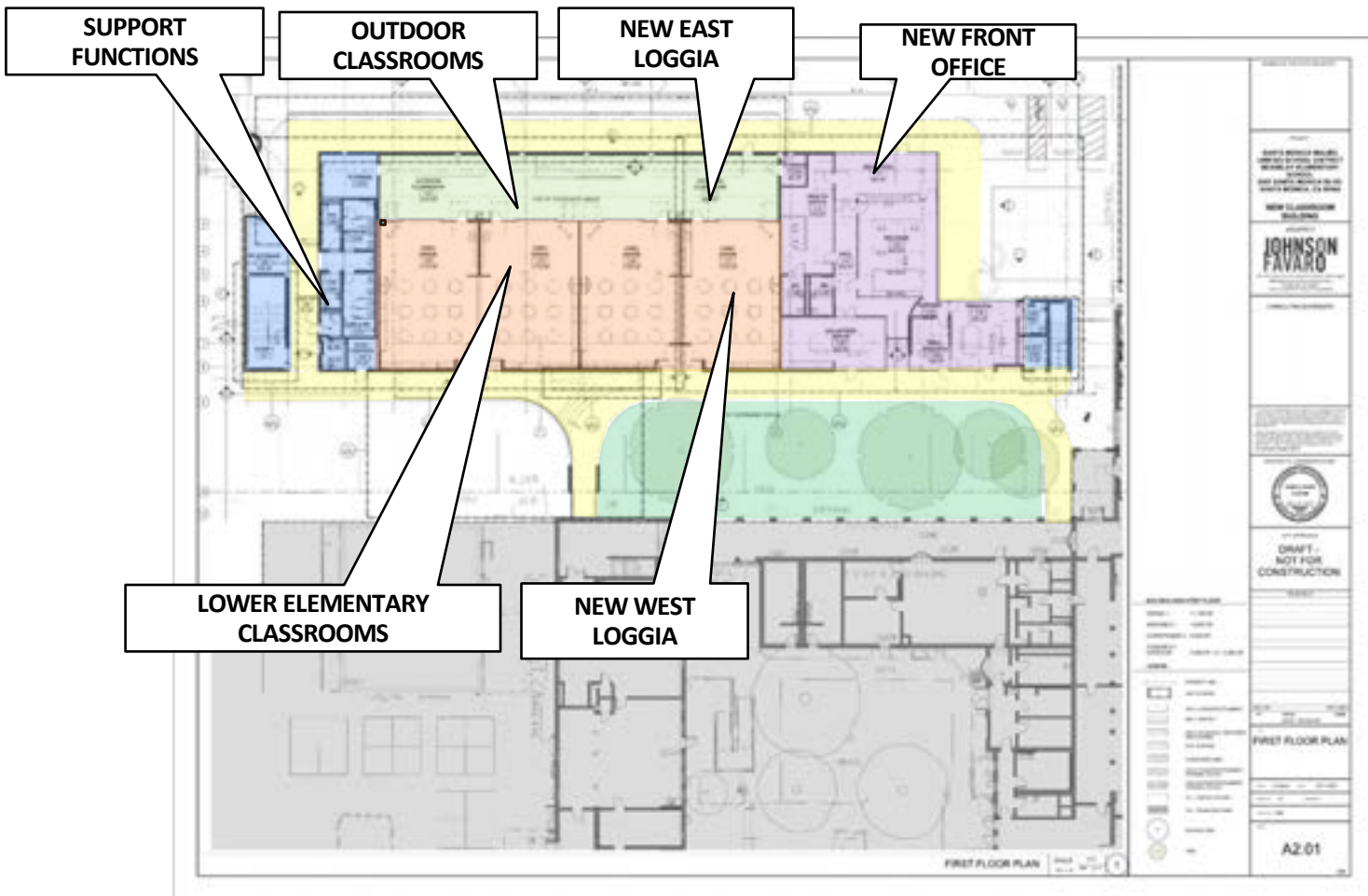
Overview



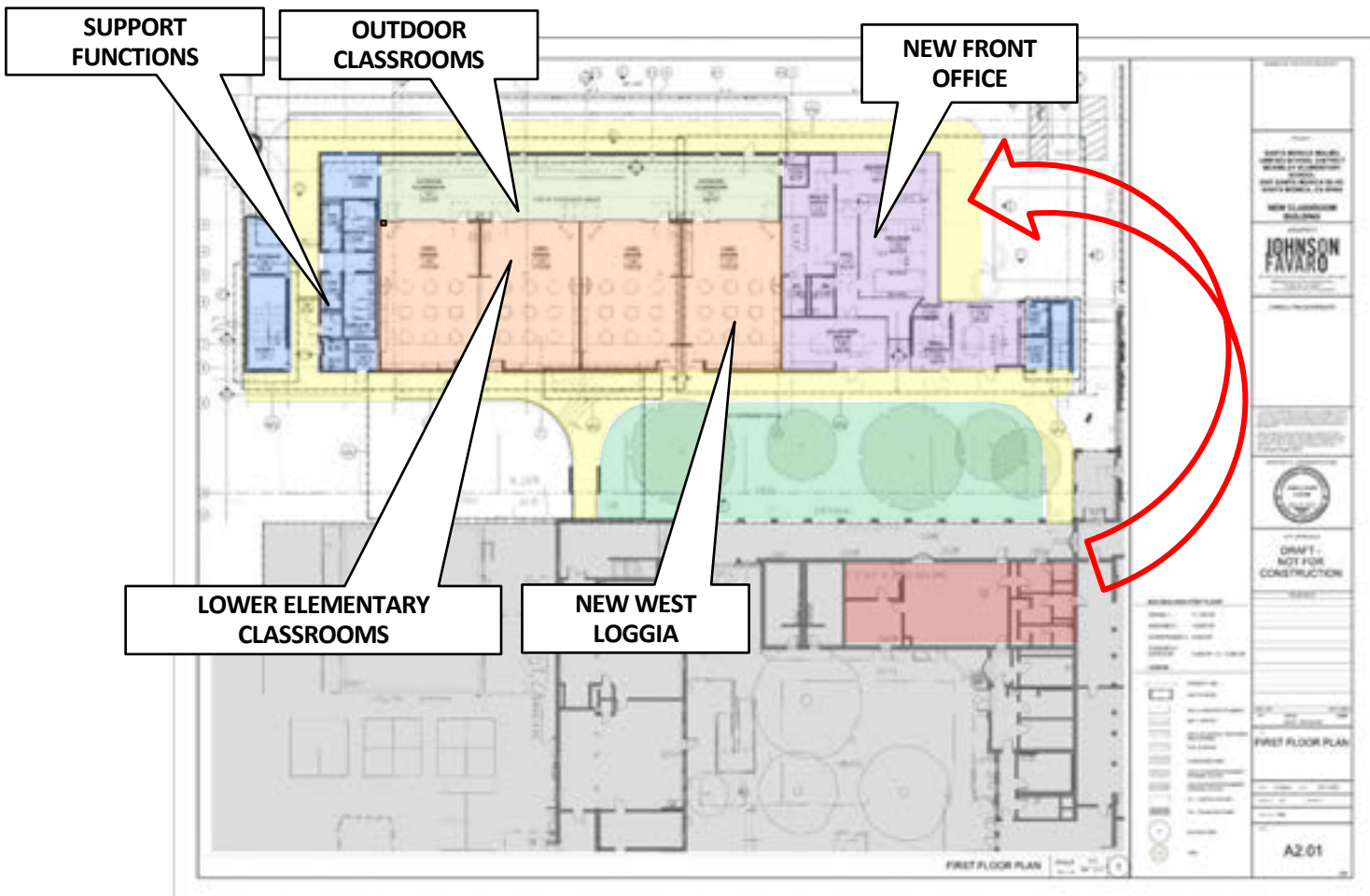
Campus at Completion of Phase 1



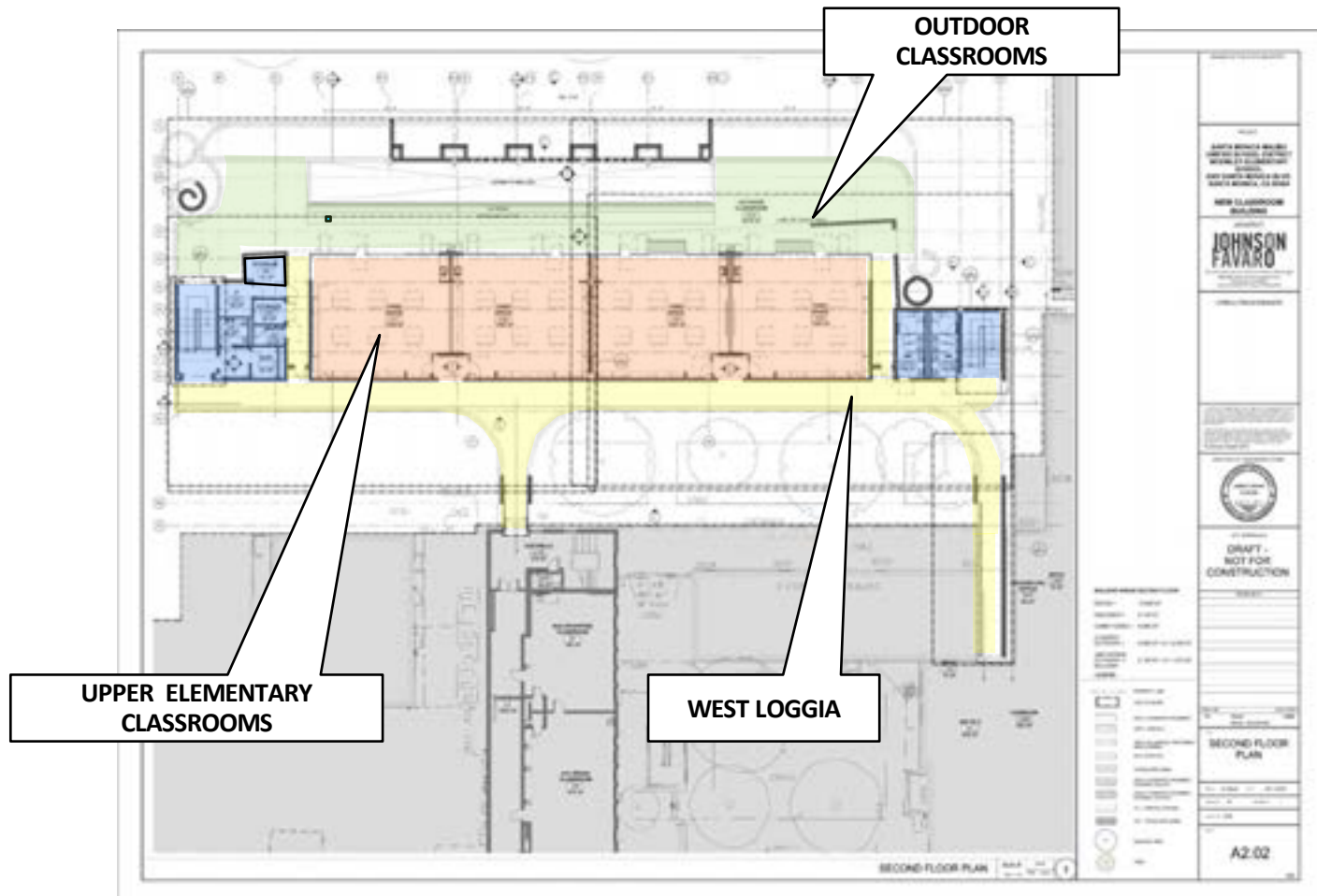
Campus at Completion of Phase 1



Ground Floor

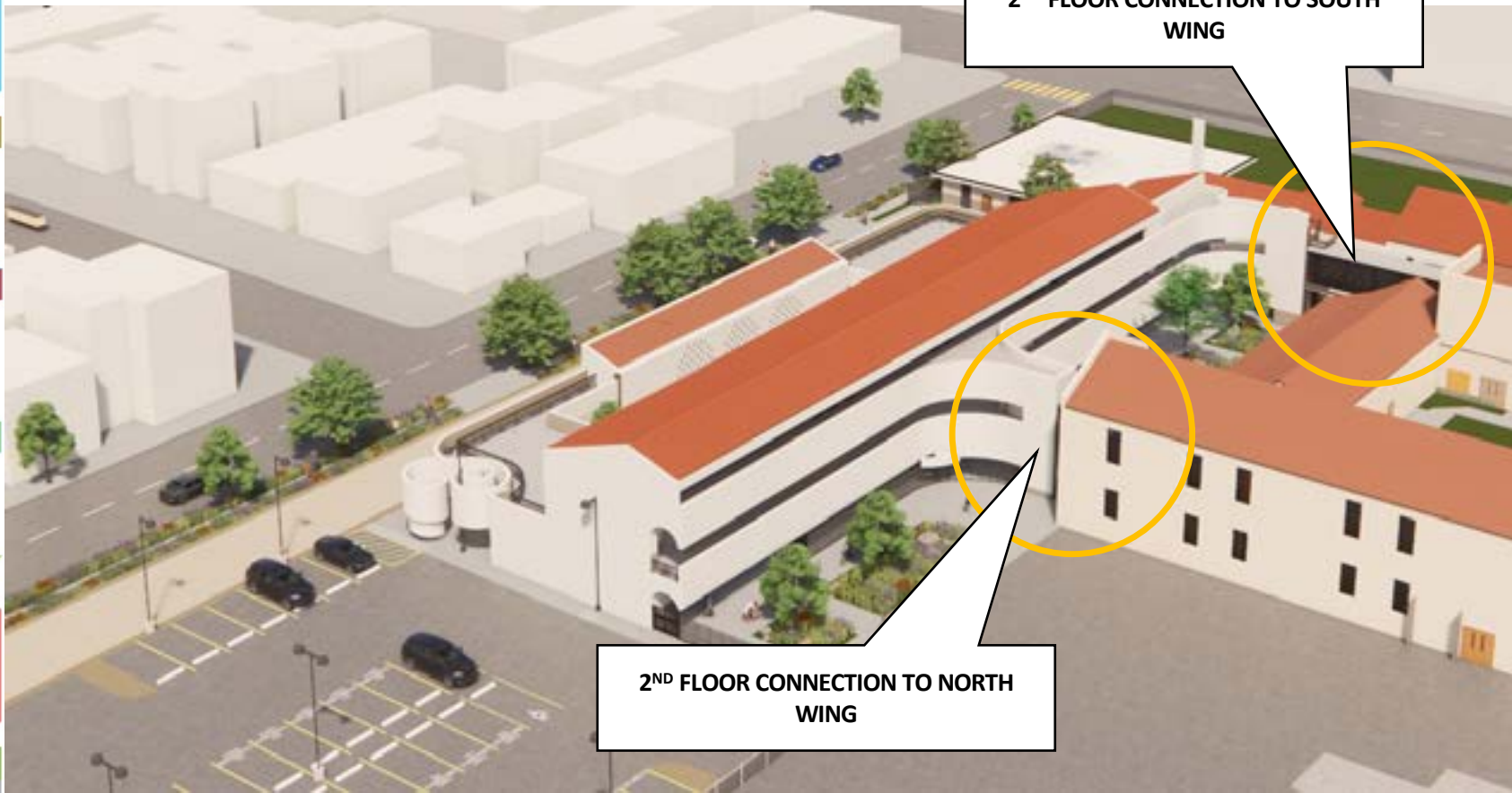


Ground Floor



Second Floor

Second Floor



Campus at Completion of Phase 1



From parking lot and play grounds looking south



Drop-off/pick-up lane looking south



New east loggia



New east loggia



Chelsea Avenue Frontage



New main school entrance and front office



New front office



New east courtyard looking west



New east courtyard looking north



New east courtyard looking south



Lower elementary classrooms



Lower elementary outdoor classrooms looking south



NEW EAST LOGGIA

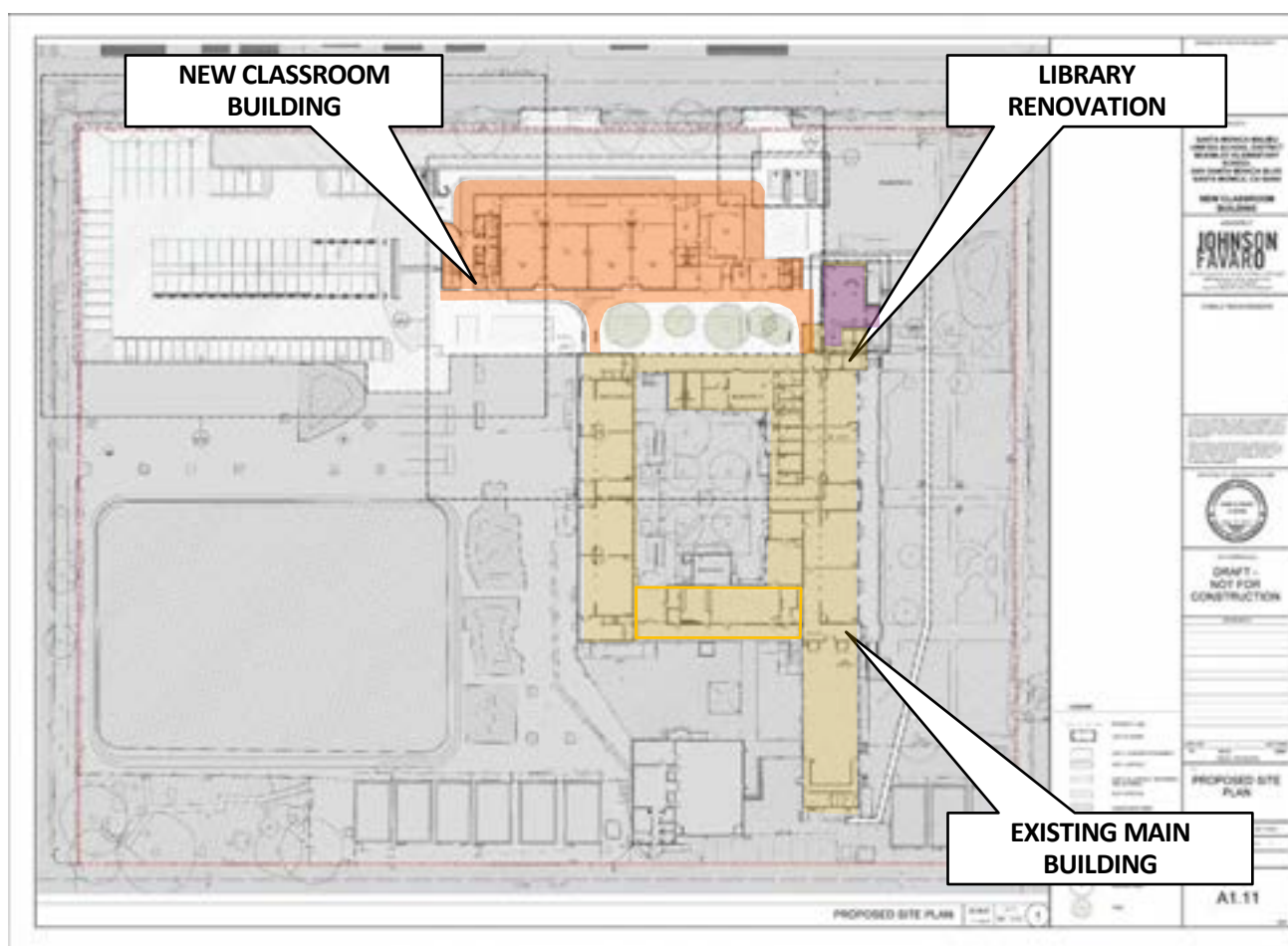
Lower elementary outdoor classrooms looking south



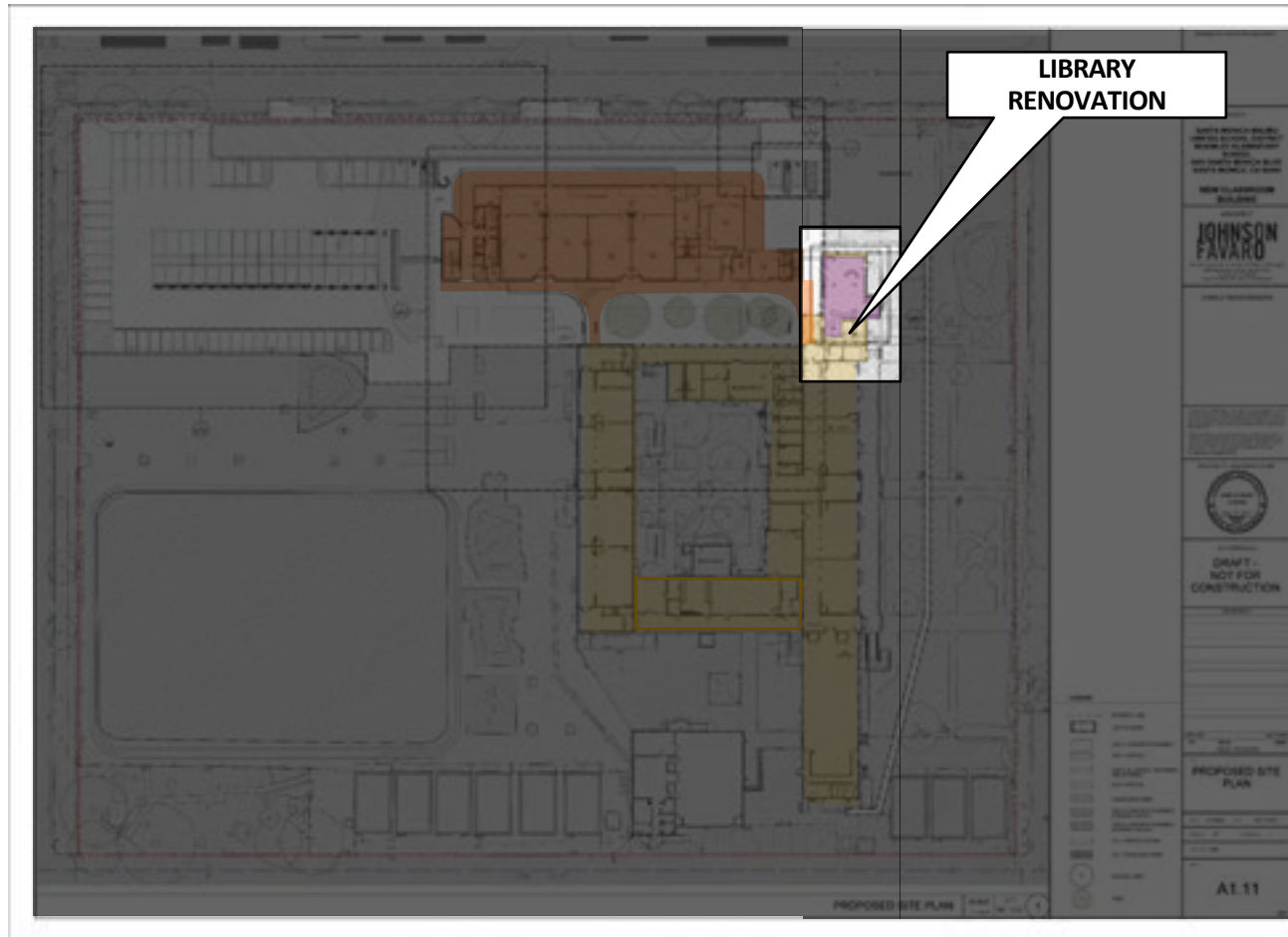
Upper elementary outdoor classrooms looking north



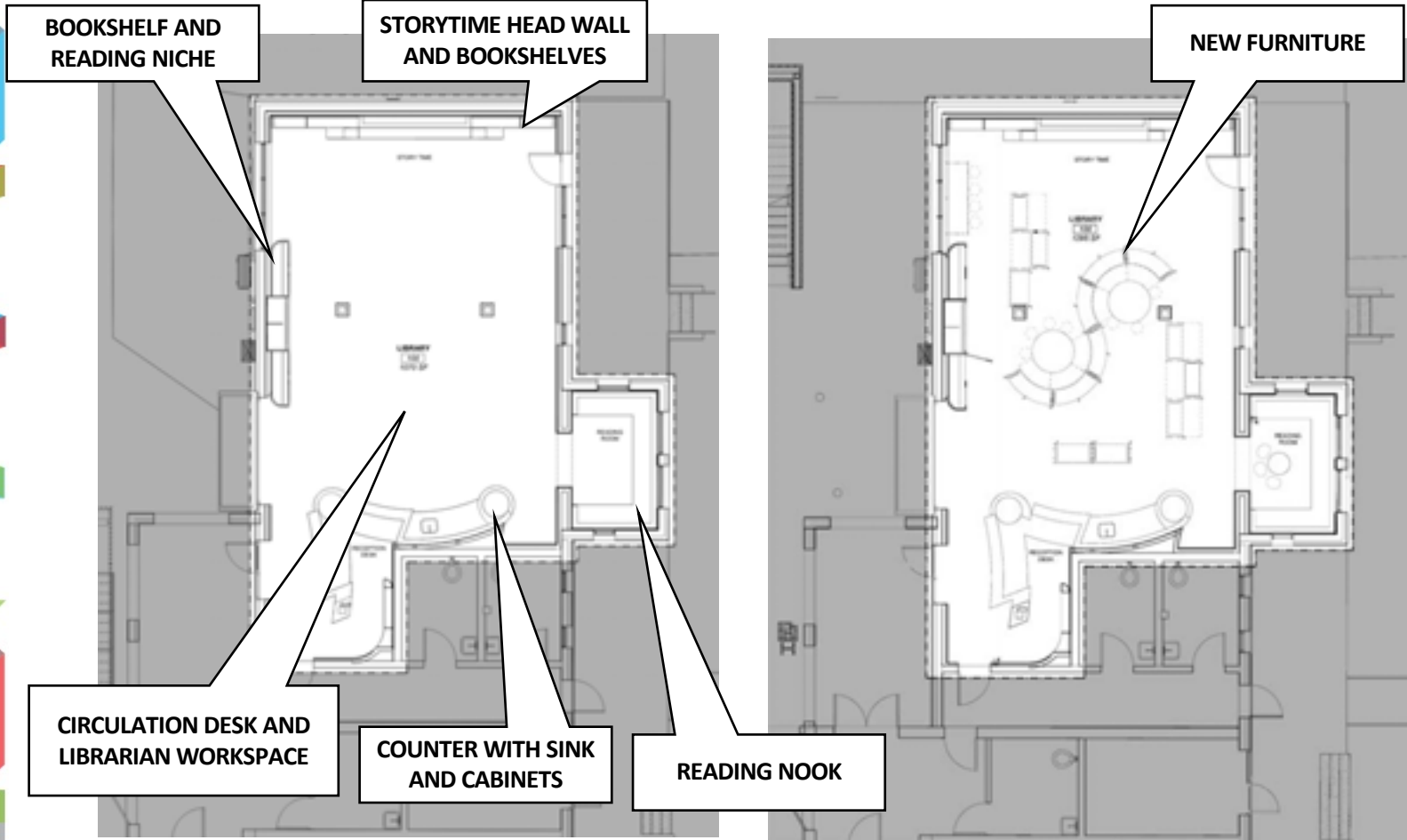
Upper elementary classrooms



Campus at Completion of Phase 1



Library renovation



Library renovation



Full height bookshelf and reading niche



Full height bookshelf and reading niche



Full height bookshelf and interactive white board



Full height bookshelf and interactive white board



Front desk, librarian's workstation and service counter



Front desk, librarian's workstation and service counter



Front desk, librarian's workstation and service counter



Front desk, librarian's workstation and service counter

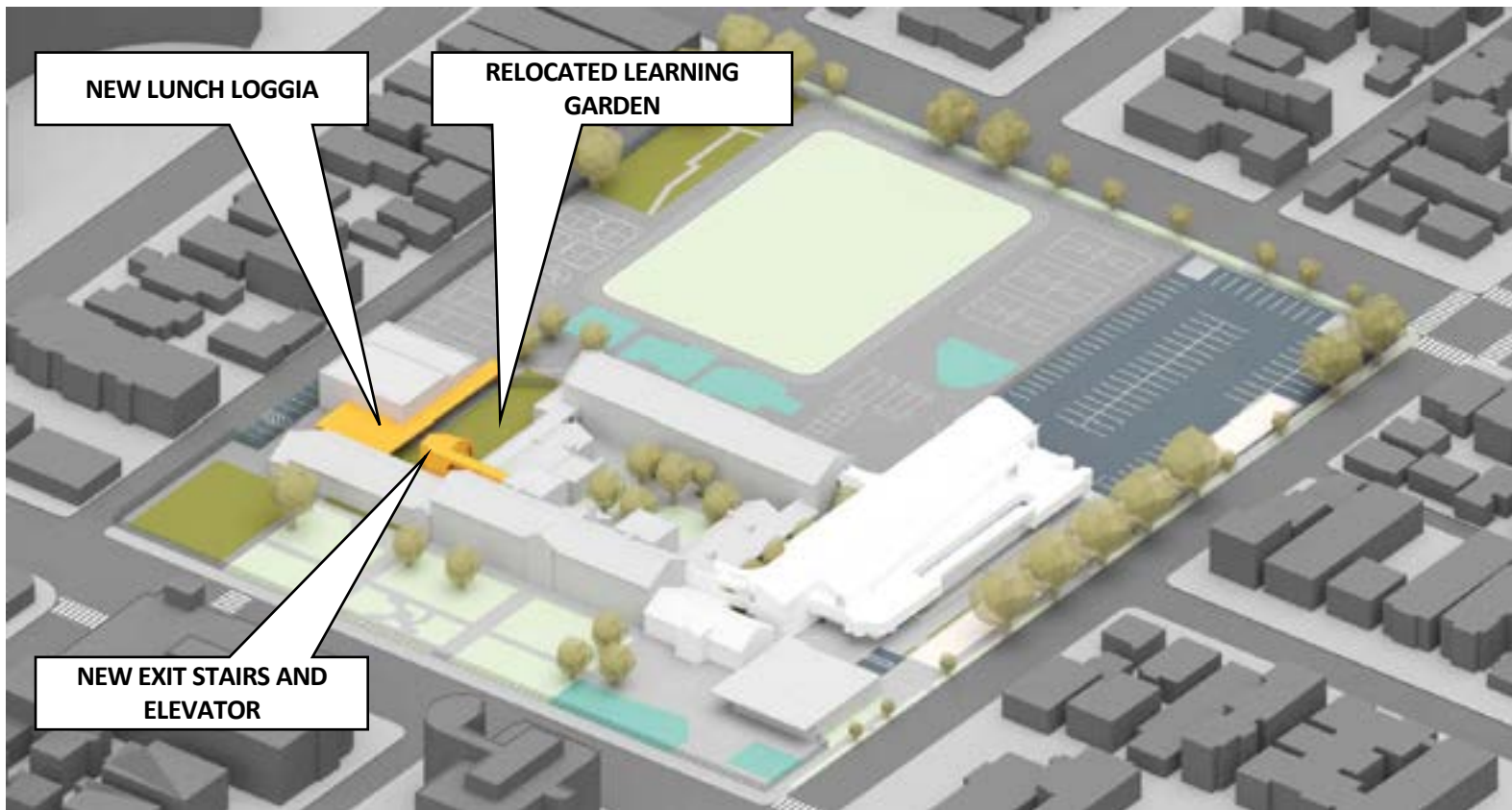


Reading nook

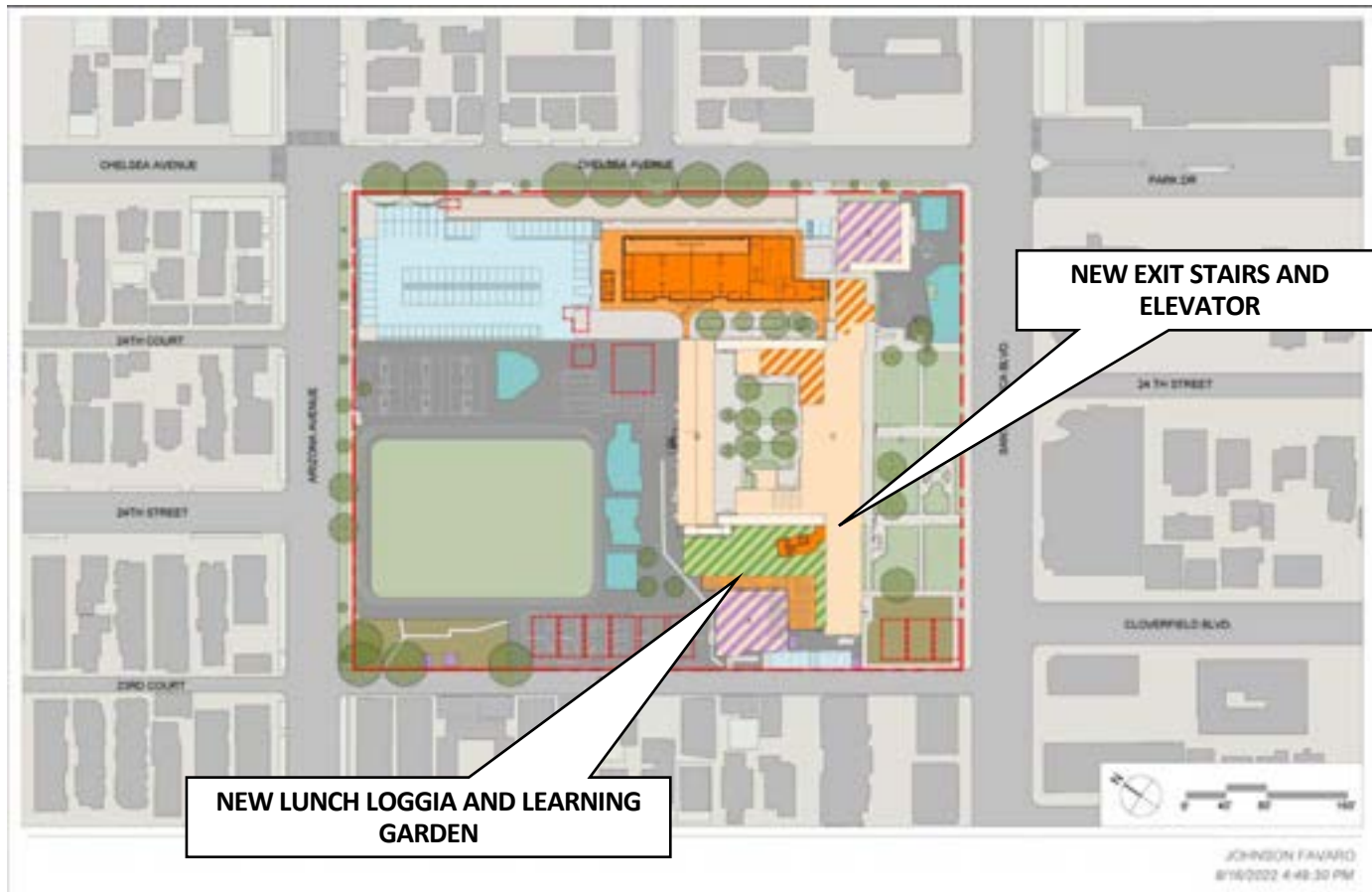


SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

Phases 2 and 3



Phase 2



Campus at Completion of Phase 2



Campus at Completion of Phase 2

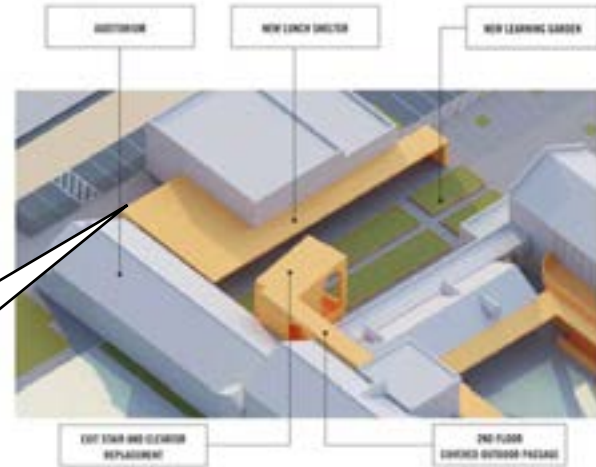


EXISTING PROJECTS

Project 3: New Lunch Shelter and Learning Garden

- New lunch shelter
- New large openings with overhead doors at existing cafeteria
- New learning garden with trees, landscape and benches

EXISTING SCHOOL CAMPUS MASTER PLAN



PROJECTS: NEW LUNCH SHELTER AND LEARNING GARDEN (view looking north, cafeteria to the left, historic main corridor to the right)

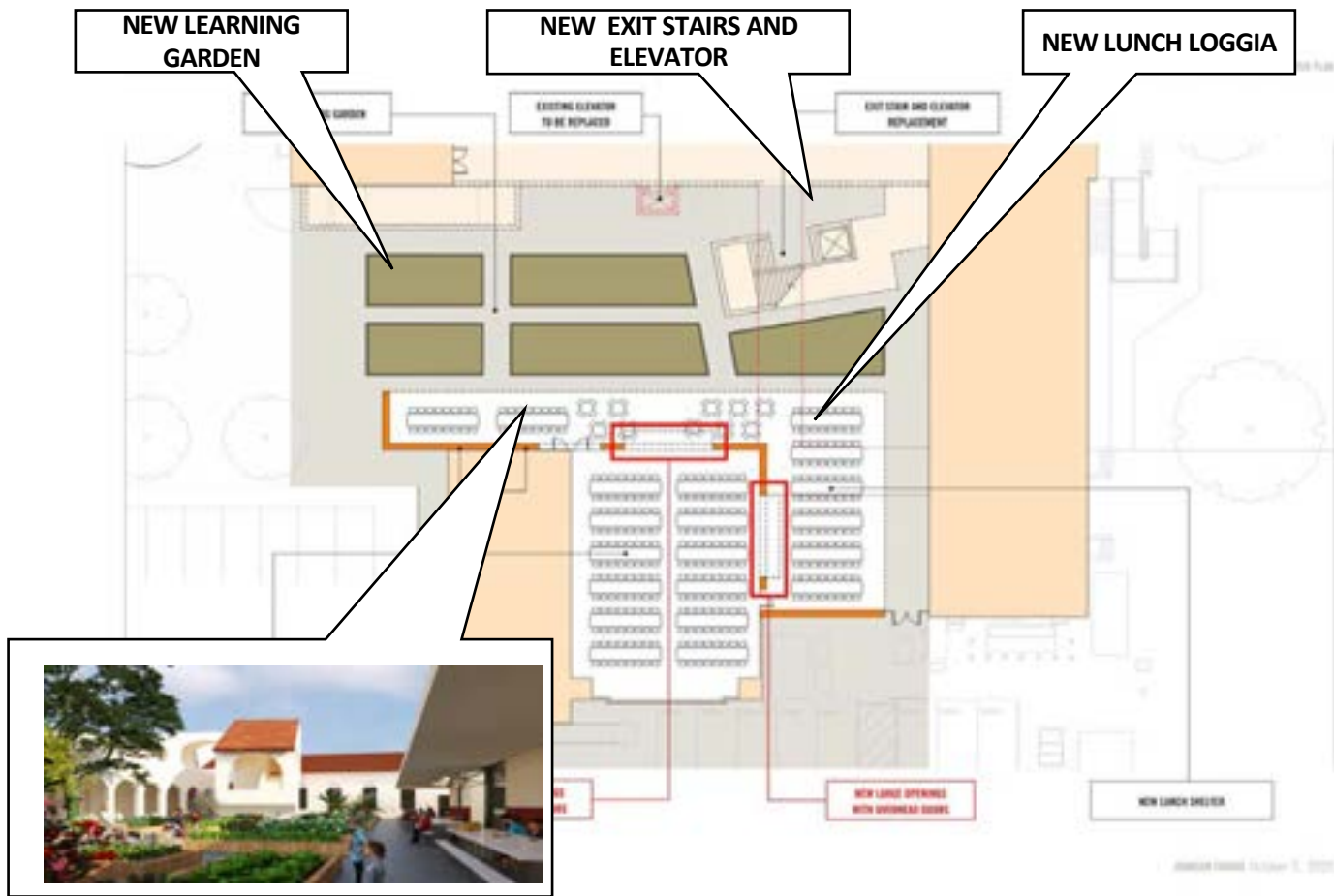
PROJECT 3 COSTS	
Component	Cost: \$
Existing cafeteria (BPR) room interior upgrades	660,000
Lunch shelter	620,000
Site demolitions, learning garden, landscape and misc site work	1,370,000
TOTAL:	\$2,650,000

SOURCE: PARKER 10/20/2017, 2020



NEW LEARNING GARDEN, EXIT STAIRS, ELEVATOR AND LUNCH LOGGIA

New exist stairs, elevator, lunch loggia and learning garden



NEW LEARNING GARDEN, EXIT STAIRS, ELEVATOR AND LUNCH

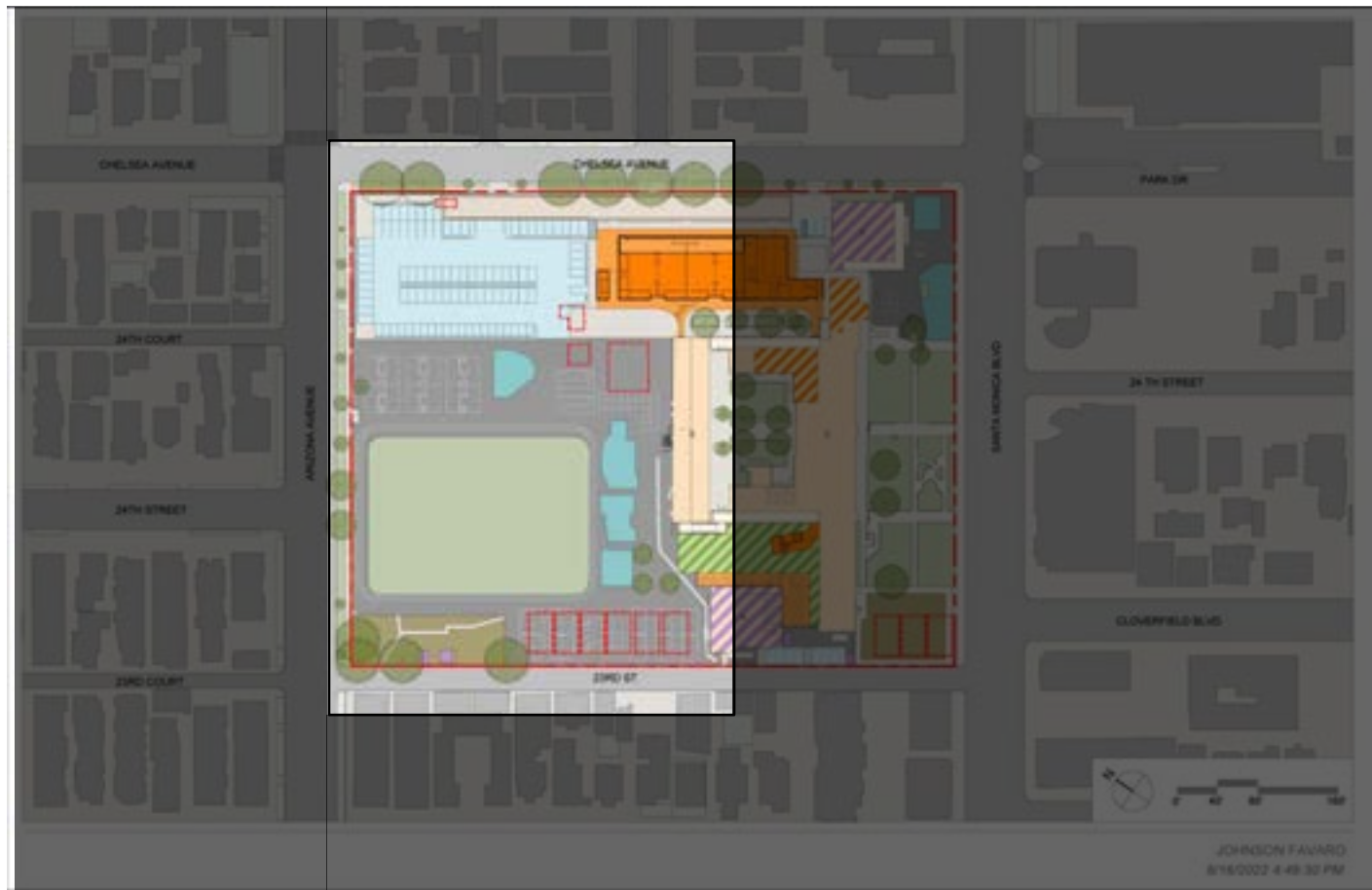
New exist stairs, elevator, lunch loggia and learning garden



New exit stairs, elevator, lunch loggia and learning garden



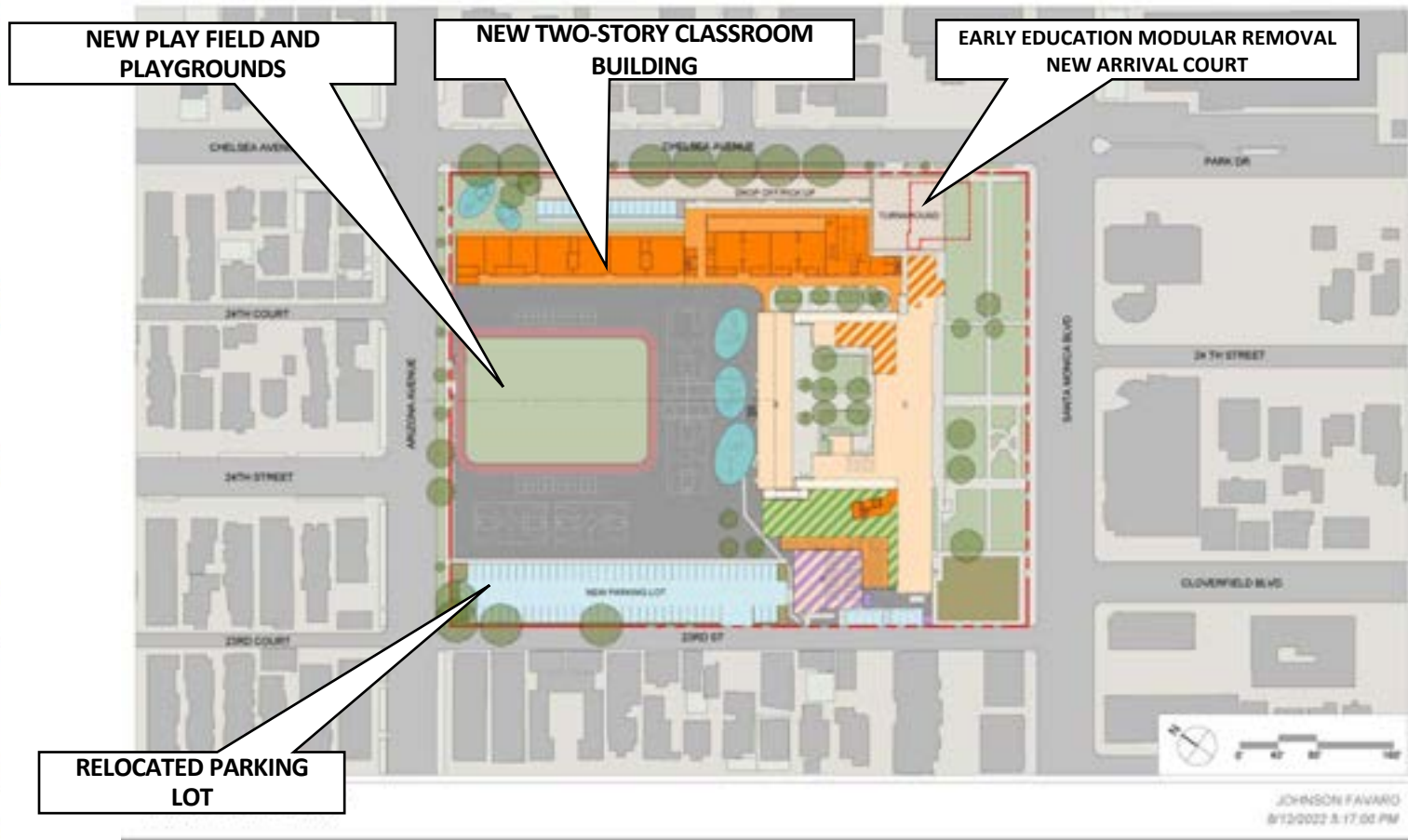
Campus at completion of phase 2



Campus at completion of phase 2



Campus at completion of phase 3

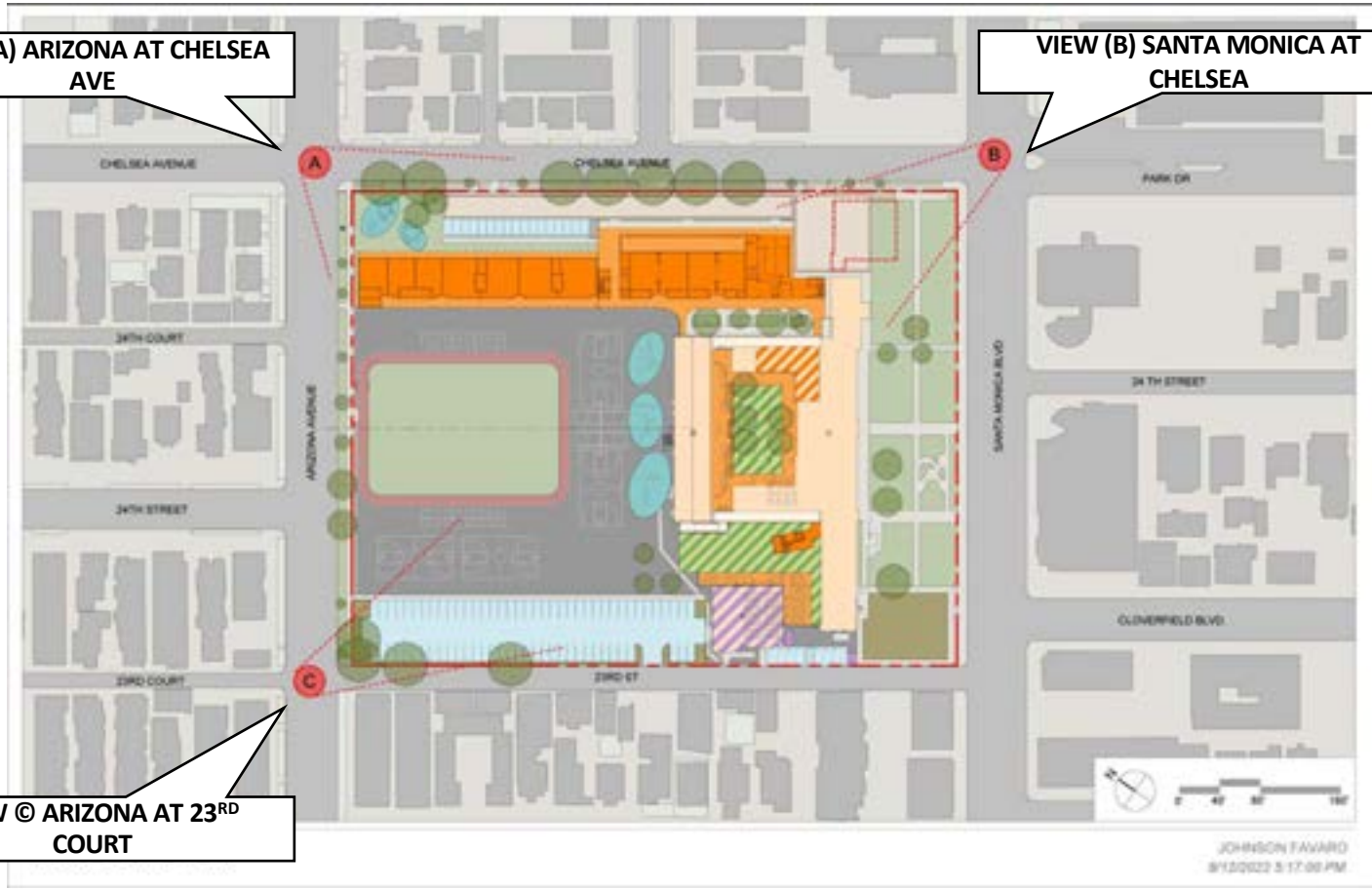


Campus at completion of phase 3

**VIEW (A) ARIZONA AT CHELSEA
AVE**

**VIEW (B) SANTA MONICA AT
CHELSEA**

**VIEW © ARIZONA AT 23RD
COURT**



Campus at completion of phase 3



VIEW (A) ARIZONA AVENUE AT CHELSEA AVENUE



VIEW (B) SANTA MONICA BOULEVARD AT CHELSEA AVENUE



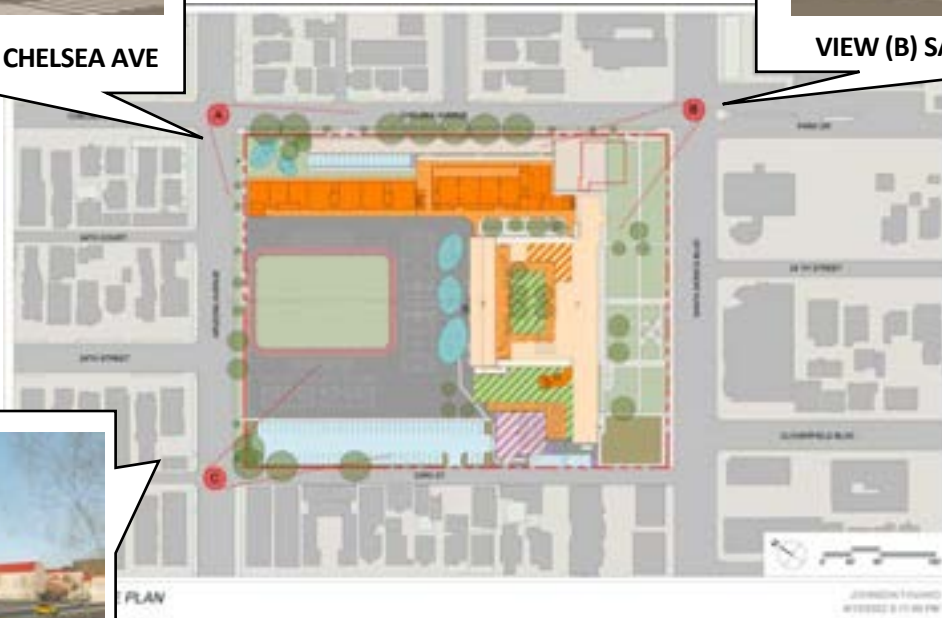
VIEW (C) ARIZONA AVENUE AT 23RD COURT



VIEW (A) ARIZONA AT CHELSEA AVE



VIEW (B) SANTA MONICA AT CHELSEA AVE



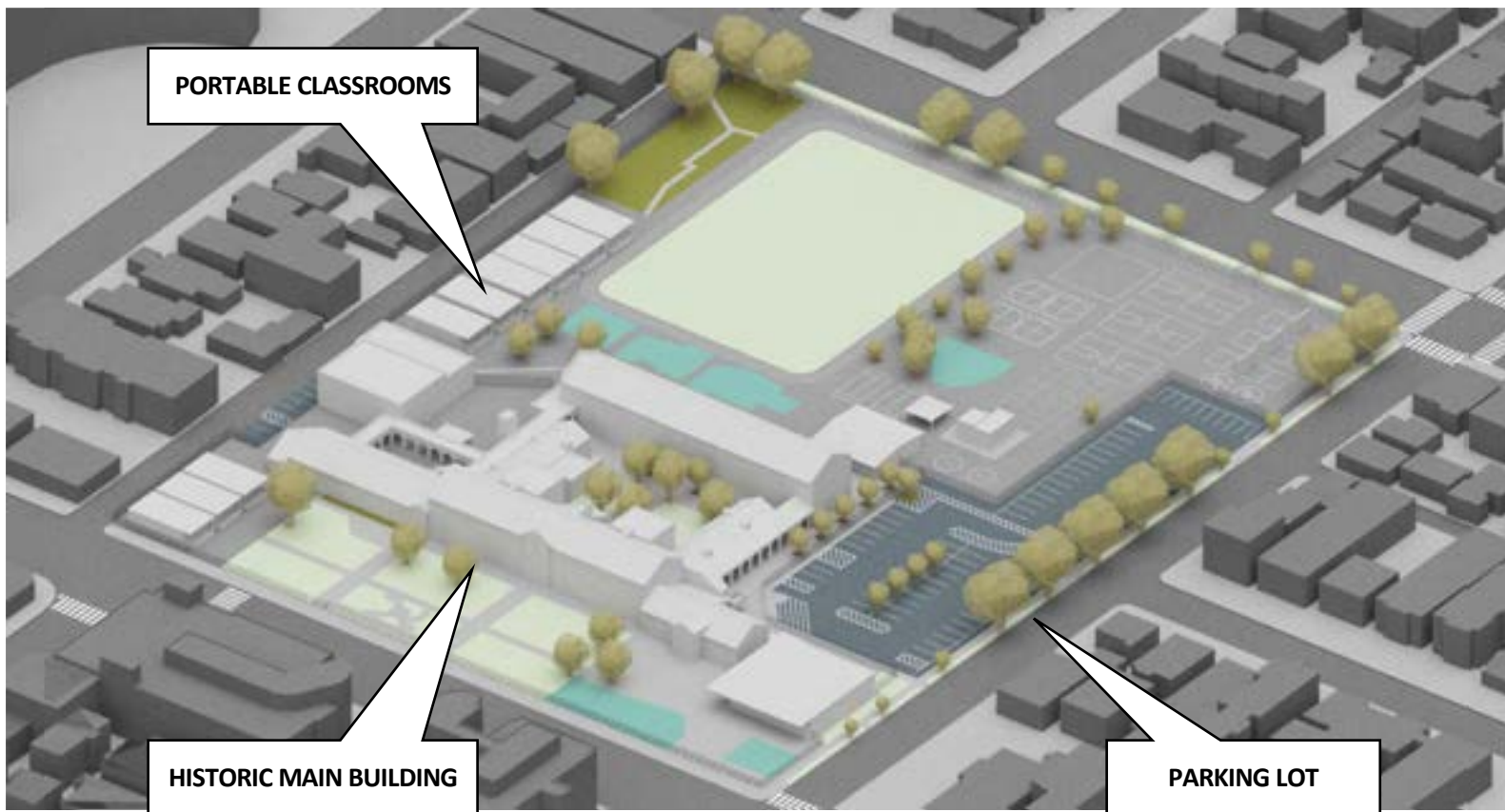
VIEW (C) ARIZONA AT 23RD COURT

Campus at completion of phase 3

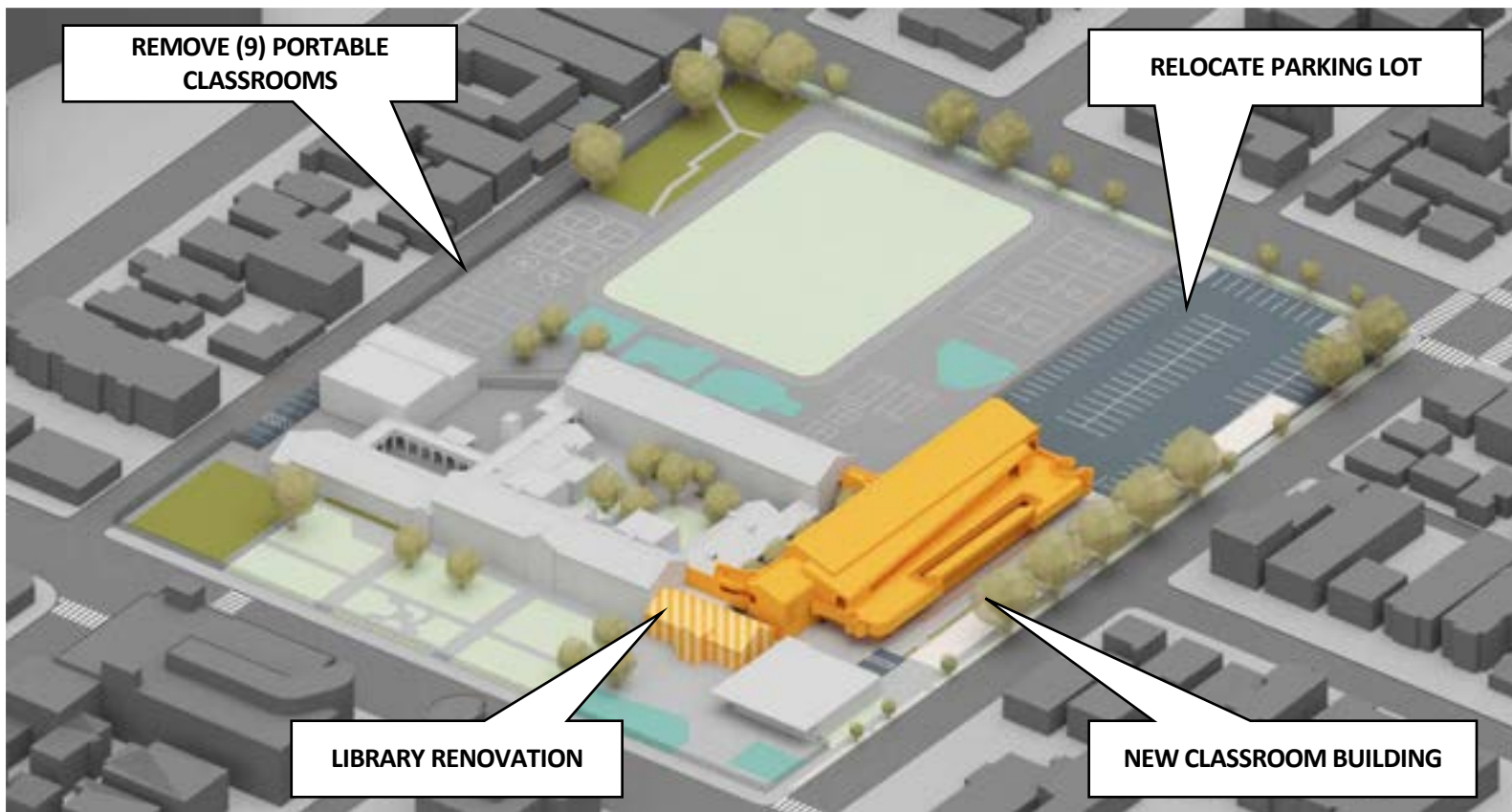


SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

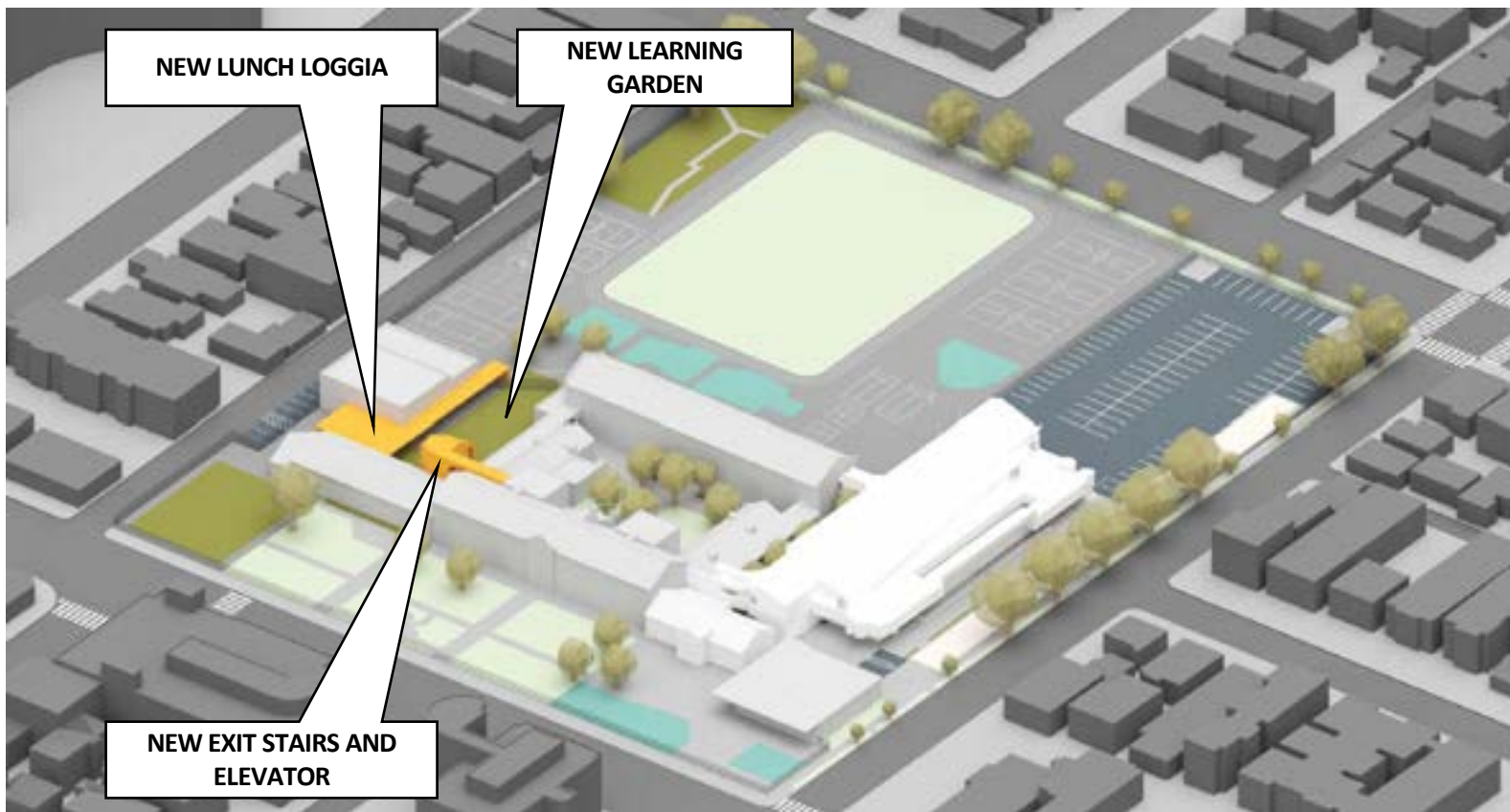
Summary



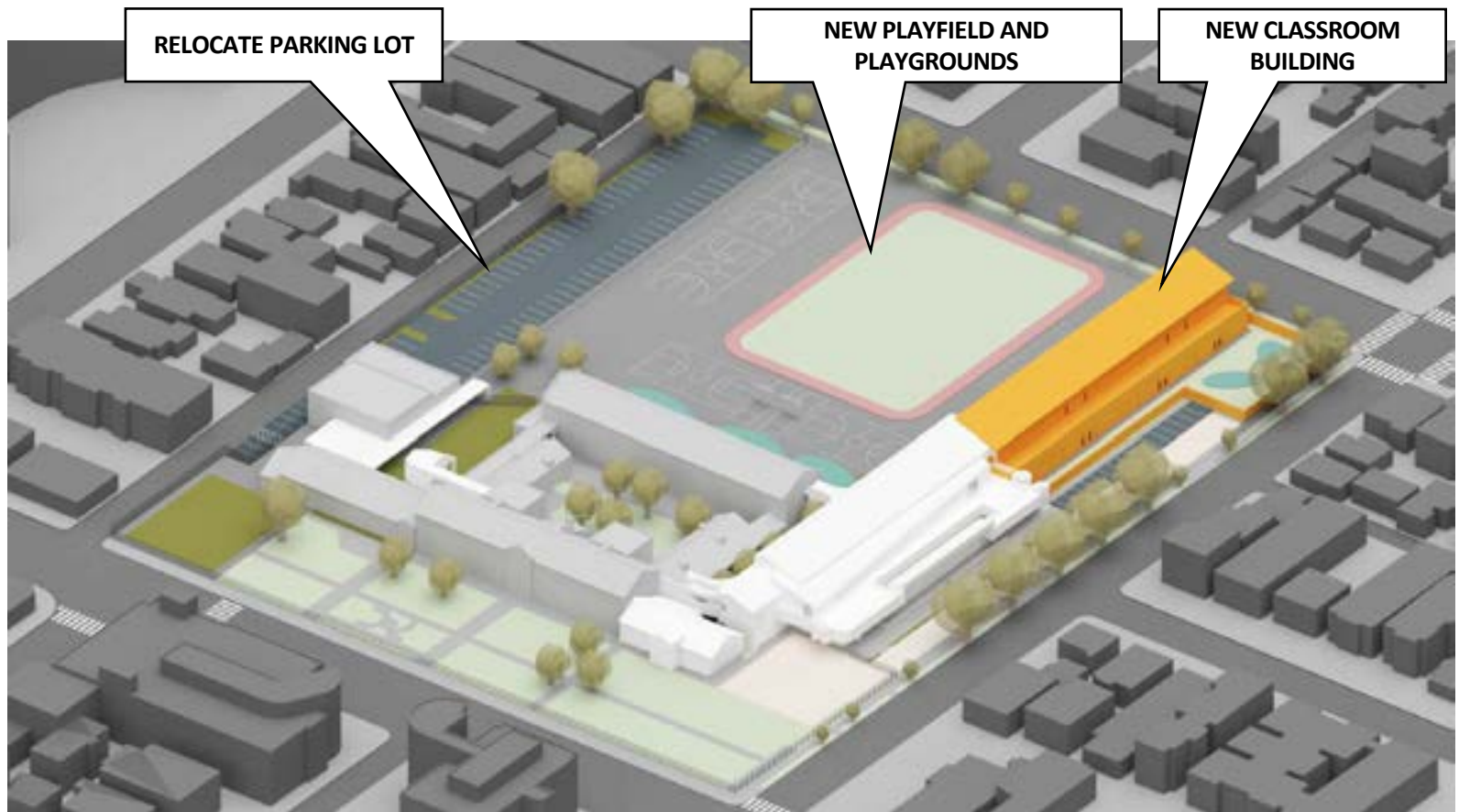
Existing campus



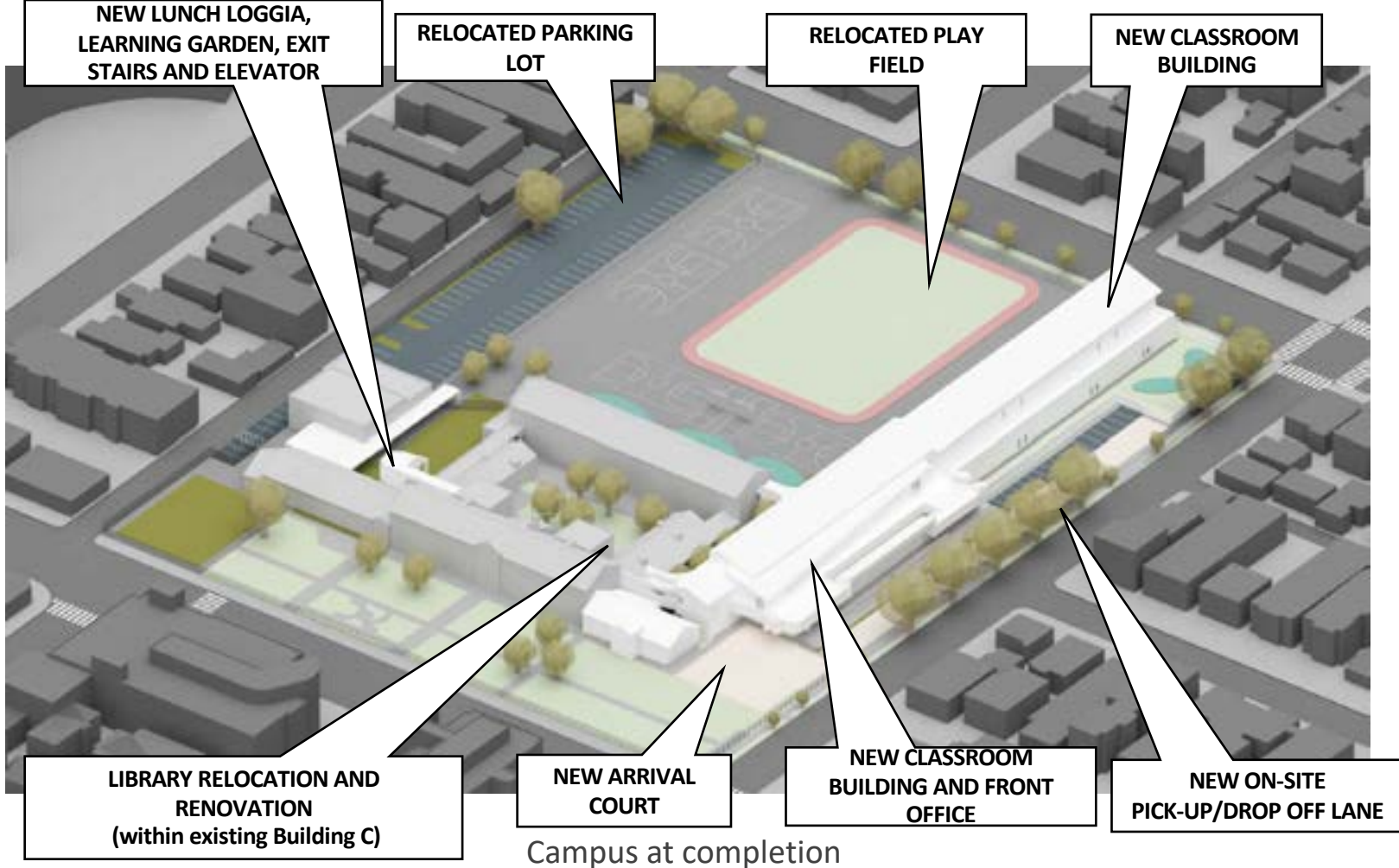
Phase 1



Phase 2



Phase 3





SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

McKinley Elementary School

Historic Resources

Introduction

- Development History
- Eligibility & Period of Significance
- Findings: Historic District
- Project and Technical Analysis



Selected Chronology

- **1905:** First McKinley School opens
- **1922:** SMMUSD acquires Blk 3, lot 10 and portion of lot 11 of the Orchard Tract. Allison & Allison design new (extant) McKinley Elementary School
- **1923:** McKinley Elementary School (Buildings B and C) opens
- **1933:** Long Beach Earthquake damages school
- **1936:** Parkinson & Parkinson rehabilitate campus buildings B and C with WPA funding. School reopens
- **1937:** "Storybook Land" WPA statue installed
- **1951:** Joe M. Estep designs Building A
- **1973:** Building D is built as a childcare center
- **1999:** Alterations to buildings



1920s Santa Monica Expansion

- Santa Monica population anticipated to double in a decade
- Santa Monica 1st in spending on education among Southern California cities
- Built over five new schools
- 2-story brick edifices by prominent architects



Allison & Allison

- Popular Period Revival Styles
 - Italian Renaissance Revival Style
- Award-winning designs
- Masonry construction



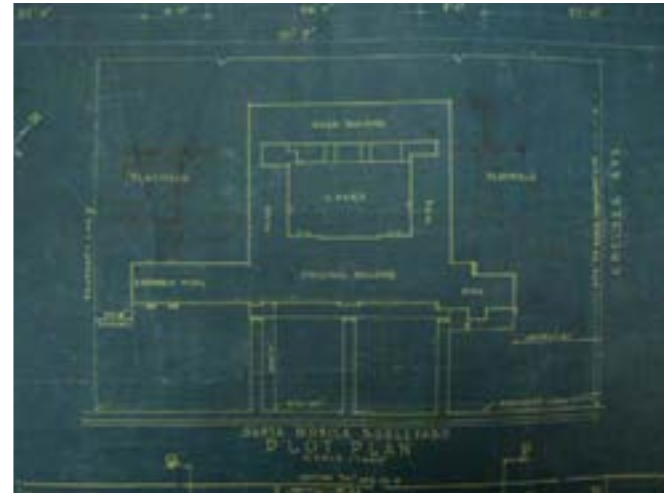
Long Beach Earthquake of 1933

- Prior to earthquake most schools were of masonry construction
- Heavily damaged after earthquake
- Temporary tent schools
- California passed the Field Act



WPA Development- Parker & Parker

- Federal program to alleviate unemployment during the Great Depression:
- SMMUSD received \$1.5 million in Federal Funds
- Included stabilization of McKinley by Parkinson & Parkinson in 1937





Eligibility & Period of Significance

A/1/1: 1923-1937

- 1920s Development of School (Institutional History)
- Post-earthquake rehabilitation
- WPA involvement- Federal program to alleviate mass unemployment during the Great Depression

C/3/4-5: 1923-1937

- Italian Renaissance Revival style by Allison & Allison
- Rehabilitation by Parkinson & Parkinson for modern seismic retrofitting but also retained appearance

Historic District

Current Feature Name	Year Built	Integrity	Status
Buildings			
Building B	1923	Fair	Contributor
Building C	1923	Fair	Contributor
Site Features			
Santa Monica Boulevard Quad	1923	Good	Contributor
Main Courtyard	1923	Good	Contributor
Additional Features			
"Storybook Land" Sculpture	1936	Very Good	Contributor
WPA Bronze Plaque	1937	Very Good	Contributor

Historic District



Contributors



Building B



Building C



Main Courtyard



WPA Plaque



"Story Book Land"
Sculpture



Santa Monica Blvd Quad

Proposed Project









Potential Impacts

Demolition:

- Demolition of portable buildings and Building D, a modular building located outside of historic district



Potential Impacts

New Construction

- **Phase I:** New permanent 2-story 24,410-square-foot building
 - Located outside of historic district
 - Would alter view of campus from Chelsea Avenue
 - Compatible with height of existing Building C
 - 32' separation from Buildings B and C- East Courtyard (would not alter historic façades)
 - Differentiated from but compatible with existing buildings
 - *Simple smooth surfaces*
 - *Gable terra cotta roofs*
 - *Arched loggias*
 - *Low massing*



Potential Impacts

New Construction

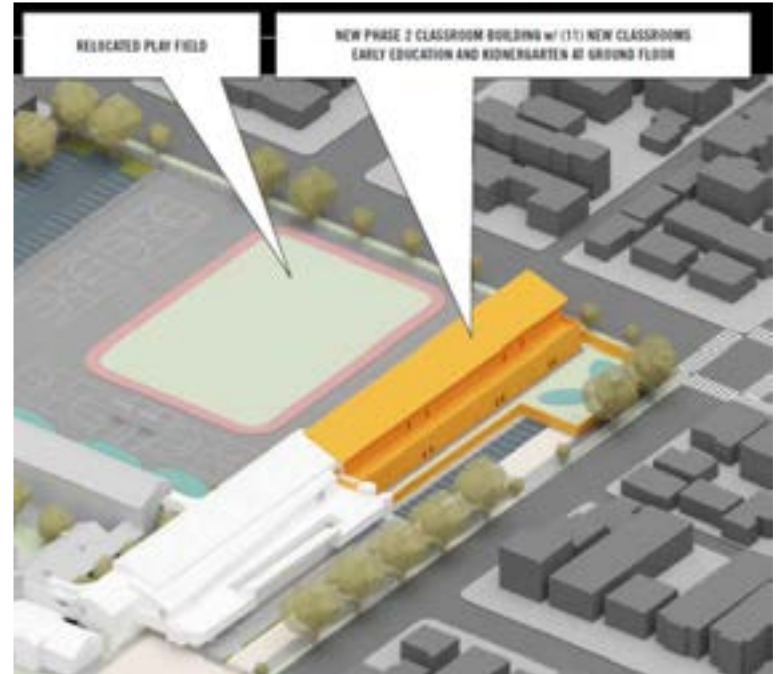
- Phase 2: stairwell and 3,500-square-foot lunch shelter
 - Located on Building A, which is outside of historic district
 - 40' separation from Buildings B and C
 - Hidden from public view along Santa Monica Boulevard
 - Differentiated from, but compatible with, existing buildings
 - *Simple massing, horizontal emphasis, flat roof, low massing, contemporary materials, limited in height*



Potential Impacts

New Construction

- Phase 3: New permanent 2-story 26,500-square-foot building
 - Located outside of historic district, addition to Phase I building
 - Compatible with height of existing Building C
 - Differentiated from, but compatible with, existing buildings
 - *Simple smooth surfaces*
 - *Gable terra cotta roofs*
 - *Arched loggias*
 - *Low massing*



Potential Impacts

Rehabilitation

- Renovate library and administration spaces in Building C
 - Removal of some original windows and doors
 - New floor framing; ceiling and casework; upgraded lighting, electric and data systems, and HVAC
 - Retain majority of original windows, doors, and openings (CDFs)





Findings

The Proposed Project:

- would not result in the demolition of a significant resource
- would not materially impair the historic district
- would not result in a major change to the physical significance of contributors to the historic district.

The historic district at McKinley Elementary School:

- would retain all of the designated character-defining features
- would retain sufficient historic integrity to convey its significance as a 1920s Italian Renaissance Revival style educational facility.

Therefore, the Proposed Project would not result in a substantial adverse change in the significance of a historical resource and would not have a significant effect on the environment as defined by CEQA.



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

McKinley Elementary School Campus Plan Project

Draft Environmental Impact Report Informational Meeting

April 18, 2023



Agenda

1. Purpose of the Public Meeting
2. Proposed Project Overview
3. California Environmental Quality Act (CEQA)
4. Summary of Draft EIR Findings
5. Public Participation and Public Comments



Public Meeting Purpose

- Inform the public about Santa Monica-Malibu Unified School District's (Lead Agency) CEQA evaluation of the McKinley Elementary School Campus Master Plan (Proposed Project)
- Provide the content and findings of the Draft Environmental Impact Report (DEIR)
- Provide an opportunity for public input on CEQA environmental topics



What This Meeting Is Not

- Public Hearing
 - Last Opportunity for Feedback
 - Decision on the Proposed Project
 - Merits of the Proposed Project
-
- Focus of the Meeting is the content of the Draft EIR



Project Objectives

The following objectives have been established based on the SMMUSD Districtwide Educational Specifications for the design of future learning environments at McKinley Elementary School:

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’ existing student capacity.



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

California Environmental Quality Act (CEQA)



Purpose of CEQA



Disclose Potential Project Impacts to Public and Decision Makers



Identify Ways to Avoid or Reduce Significant Environmental Impacts

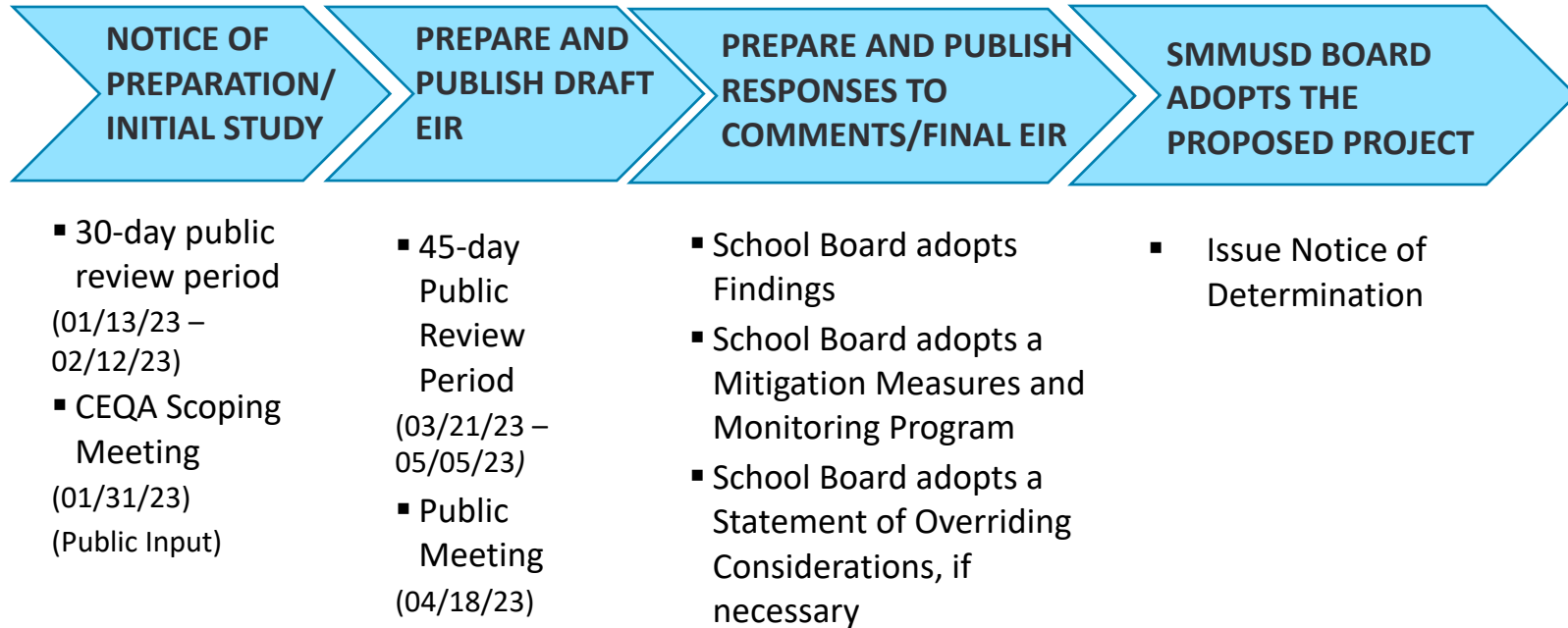


Analyze Alternatives



Foster Inter-Agency Coordination and Review

Overview of CEQA Process





SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

Draft Environmental Impact Report



Environmental Impact Report (EIR)

Purpose of an EIR:

- Informs the lead agency, responsible agencies, decision makers, and the public about the environmental effects of the development and operation of the Project
- Provides a detailed analysis of issue areas and identifies environmental impacts associated with the construction and operation of the Project
- Evaluates possible ways to reduce or avoid adverse effects through mitigation measures and/or alternatives to the Proposed Project
- Identifies specific discretionary actions to be considered by the SMMUSD and other responsible agencies
- Provides sufficient information to allow the SMMUSD to make an informed decision on whether to approve the Proposed Project



Initial Study Findings: No Impacts

The project would have “No Impact” on:

- Agricultural and Forestry Resources
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Recreation
- Wildfire

Initial Study Findings: Less Than Significant Impacts

The project would have a “Less Than Significant Impact” on:

- Biological Resources
- Public Services
- Utilities and Services Systems

[\(Initial Study is included in Appendix B of the Draft EIR\)](#)

- Issues addressed in Initial Study determined to not significantly be affected by the Proposed Project.



Issues Analyzed in the Draft EIR

- Aesthetics
- Air Quality
- Cultural Resources
- Energy
- Geology And Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Recreation
- Transportation
- Tribal Cultural Resources



Types of Impacts Identified in the Draft EIR

LESS THAN SIGNIFICANT

- Would cause no substantial adverse change in the environment
- No mitigation required

LESS THAN SIGNIFICANT WITH MITIGATION

- Could cause significant adverse effect in the environment
- Mitigation measures implemented to reduce impacts

SIGNIFICANT AND UNAVOIDABLE

- Would cause substantial adverse changes in the environment
- All feasible mitigation considered would not reduce impacts



Less than Significant Impacts

- Aesthetics
- Air Quality
- Cultural Resources
 - Historical Resources
- Energy
- Greenhouse Gas Emissions
- Hazardous Materials
 - Transport, use, and disposal of hazardous materials
 - Hazardous materials site
 - Emergency Response or evacuation plan
- Hydrology and Water Quality
- Land Use and Planning
- Noise
 - Operational Impacts
- Recreation
- Transportation
 - Conflict with a plan or policy addressing circulation system.
 - Vehicle Miles Traveled (VMT)
 - Emergency access



Less than Significant with Mitigation

- Cultural Resources

- Archaeological Resources

- Geology and Soils

- Paleontological Resources

- Hazards and Hazardous Materials

- Release of hazardous materials into the environment
- Emit hazardous emissions or handle hazardous materials within one-quarter mile of a school.

- Noise

- Construction noise
- Construction groundborne vibration

- Transportation

- Hazards due to a geometric design feature or incompatible uses



Significant and Unavoidable Impacts

There would be no impacts which would remain significant, unavoidable.



Alternatives

- No-Project Alternative

- Avoids All Impacts
- Does Not Meet Any Objectives

- Alternative 2: Alternative Location on North Campus

- Similar impacts as the Proposed Project
- Would meet Objectives 1 through 4, and 7 through 8.
- Would not result in the full benefits of reconfiguring the campus to provide safe student circulation (Objective 5) and reorganizing open space and foster intercampus circulation (Objective 6)

- Alternative 3: Alternative Location on Santa Monica Boulevard Frontage

- Similar impacts as the Proposed Project
- Would result in greater impacts to historical resources.
- Would meet Objectives 1 through 4, and 7 through 8. This alternative would not result in the full benefits of reconfiguring the campus to provide safe student circulation (Objective 5) and reorganizing open space and foster intercampus circulation (Objective 6)



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

Opportunities for Public Participation



Opportunities for Public Participation

Notice of Availability:

- Review period started on March 21, 2023, and ends on May 5, 2023

Documents Available For Review:

- Santa Monica-Malibu Unified School District Website
<https://www.smmusd.org/Page/5594>
- Santa Monica–Malibu Unified School District, 1717 4th Street, Santa Monica, CA 90401
- McKinley Elementary School Administrative Office, 2401 Santa Monica Blvd, Santa Monica, CA 90404



Public Comments

- 3-Minutes per Speaker
- Provide Name
- Identify the Environmental issues regarding the Draft EIR
 - May submit comments today or mail/email later
 - Include your name and contact information if you want to be notified about the Proposed Project





Future Opportunities to Participate

DRAFT EIR

- Draft EIR is circulated for 45 days
- Documents available for review
- Public Meeting during review period

FINAL EIR

- Will include all comments and District's responses
- Mitigation Monitoring and Reporting Program
- Findings

SCHOOL BOARD

- Board to consider approval
- Meeting date to be determined



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

Comments?



Questions?



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Thank you