

PROJECT TITLE: Grant Elementary School Campus Master Plan Project

PROJECT LOCATION: The Grant ES campus (Project Site) is located at 2368 Pearl Street (Assessor’s Parcel Map Numbers [APN] 4273-009-900) in the Sunset Park neighborhood of the city of Santa Monica, Los Angeles County, California. The campus consists of a 6.01-acre rectangular parcel that includes the existing Grant ES campus and is entirely District-owned. The campus is approximately 0.5-mile south of Interstate 10 (I-10), two miles east of the Pacific Coast Highway (PCH) and Santa Monica State Beach, and is bounded by Pearl Street to the north, residences across 24th Court (alley) to the east, residences across Pearl Place South (alley) to the west, and a residential neighborhood immediately to the south.

PROJECT DESCRIPTION: The Proposed Project would renovate and modernize the existing campus to develop new and renovated facilities that would support a project-based learning approach at Grant ES that would expand instructional strategies currently in place within the District and would address future learning that is flexible, adaptable, and project-centered in its delivery. The Proposed Project would be constructed in three phases and would occur over 5.41 acres of the 6.01-acre District-owned campus. Redevelopment and modernization of Grant ES includes the demolition and removal of some existing structures, renovation of structures to remain, construction of two new buildings, new and reconfigured playfields and playgrounds, and two new and reconfigured parking lots. As listed in **Table 1, Summary of Building Removal and Demolition**, 10 existing modular classrooms (P70 through P79), playground restrooms, shade structures, and a portion of one permanent building (Building B) would be selectively demolished and removed as part of the Proposed Project, totaling approximately 55,445 square feet of demolition. Each phase of the Proposed Project is dependent on funding availability. Phase 1 is funded, and design is complete.

Table 1. Summary of Building Removal and Demolition

Name	Square Footage
Phase 1	
Library Renovation and Expansion	N/A
Transitional Kindergarten and Kindergarten Classroom Renovation	N/A
Central Garden Improvements	N/A
Phase 2	
Six Portable Classrooms (P70-P75)	34,560 (5,760 sq. ft. x 6)
Playground Restrooms	400
Shade Structures	1,500 sf
Phase 3	
Four Portable Classrooms (P76-P79)	15,440 (3,860 sq. ft. x 4)
Building B – One Kindergarten Classroom	1,810
Building B – One Special Education Classroom	1,735
Total Demolition Square Footage	55,445

Source: SMMUSD 2023.

The Proposed Project would result in 21 new classrooms and support spaces for a total of 142,971 square feet of building space, providing the Grant ES campus with a total of 42 classrooms for a total of 207,986 square feet of building space (see **Table 2, Summary of Proposed Project’s Total Development**). New building heights would not exceed 34 feet.

Table 2 Summary of Proposed Project’s Total Development

Building	Status	Classrooms	Square Footage	Maximum Height
Renovation and Improvements				
Phase 1				
Library Renovation and Expansion	Existing	-	5,955	No Change
Transitional Kindergarten and Kindergarten Classroom Renovation (Building A)	Existing	3 ¹	4,415	No Change
Central Garden Renovation	Existing	-	7,625	-

Subtotal – Renovation and Improvements		3	17,995	-
New Construction				
Phase 2				
New Elementary Classrooms	New	6	10,626	34 ft.
New Playfields and Playgrounds	New	-	73,700	-
New Parking Lots Along 24th Court and Pearl Place	New	-	35,000	-
Phase 3				
New Two-Story Building	New	15	23,645	34 ft.
Subtotal – New Development		21	142,971	-
Existing Buildings				
Building A	Existing	3 ¹	4,415	12 ft-1 in
Building B	Existing	4	3,285	16 ft-2 in (Original) 12 ft-1 in (addition)
Building C	Existing	4	5,815	16 ft-2 in
Building D	Existing	2	5,110	30 ft-7 in
Building E	Existing	-	5,105	22 ft-8 in
Building F	Existing	-	3,125	15 ft
Building G	Existing	-	2,830	16 ft-2 in
Building H	Existing	5	13,965	20 ft
Building K	Existing	3	3,370	18 ft-6 in
Subtotal - Existing Development		21	47,020	-
Total		42	207,986	-

Source: SMMUSD 2023.

¹ Consolidating existing classrooms in Building A from 4 to 3.