



APPLICATION FOR LAND USE CONSISTENCY DETERMINATION  
San Mateo County Airport Land Use Commission  
C/CAG ALUC

APPLICANT INFORMATION

Agency: City of San Carlos

Project Name: Happy Campers Childcare (1776 Laurel St)

Address: 1776 Laurel St

APN: 051-376-170

City: San Carlos

State: CA

ZIP Code: 94070

Staff Contact: Vinnie Chen

Phone: 650-802-4169

Email: vchen@cityofsancarlos.org

PROJECT DESCRIPTION

The project proposes a conversion of an existing building (approximately 7,900 sf), previously an office use, to a new childcare center. There will be approximately 97 children attending, with a maximum of 18 staff members on-site. The current parking lot will be enclosed and converted to an outdoor playground.

REQUIRED PROJECT INFORMATION

For General Plan, Specific Plan or Zoning Amendments and Development Projects:

A copy of the relevant amended sections, maps, etc., together with a detailed description of the proposed changes, sufficient to provide the following:

1. Adequate information to establish the relationship of the project to the three areas of Airport Land Use compatibility concern (ex. a summary of the planning documents and/or project development materials describing how ALUCP compatibility issues are addressed):
  - a) Noise: Location of project/plan area in relation to the noise contours identified in the applicable ALUCP.
    - Identify any relevant citations/discussion included in the project/plan addressing compliance with ALUCP noise policies.
  - b) Safety: Location of project/plan area in relation to the safety zones identified in the applicable ALUCP.
    - Include any relevant citations/discussion included in the project/plan addressing compliance with ALUCP safety policies.
  - c) Airspace Protection:
    - Include relevant citations/discussion of allowable heights in relation to the protected airspace/proximity to airport, as well as addressment of any land uses or design features that may cause visual, electronic, navigational, or wildlife hazards, particularly bird strike hazards.

- If applicable, identify how property owners are advised of the need to submit Form 7460-1, *Notice of Proposed /Construction or Alteration* with the FAA.

2. Real Estate Disclosure requirements related to airport proximity
3. Any related environmental documentation (electronic copy preferred)
4. Other documentation as may be required (ex. related staff reports, etc.)

Additional information For Development Projects:

1. 25 sets of scaled plans, no larger than 11" x 17"
2. Latitude and longitude of development site
3. Building heights relative to mean sea level (MSL)

ALUCP Plans can be accessed at <http://ccag.ca.gov/plansreportslibrary/airport-land-use/>

Please contact C/CAG staff at 650 599-1467 with any questions.

**1776 Laurel Street, San Carlos**

**Latitude & Longitude:** 37 degrees 29' 36.35" N  
122 degrees 14' 45.52" W

**Site Elevation:** 46' abv MSL

**Building Height:** 19' -0" finish floor to top of parapet  
29'-8" finish floor to top of "decorative sign wall"

<i>For C/CAG Staff Use Only</i>	
<b><i>Date Application Received</i></b>	
<b><i>Date Application Deemed Complete</i></b>	
<b><i>Tentative Hearing Dates:</i></b>	
- <b><i>Airport Land Use Committee</i></b>	
- <b><i>C/CAG ALUC</i></b>	

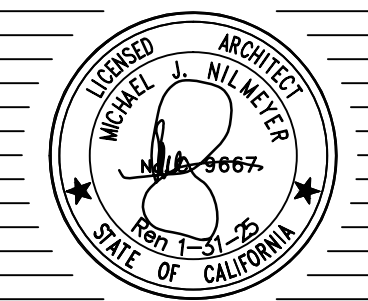
Project:

PROPOSED TENANT IMPROVEMENTS FOR:  
**HAPPY CAMPERS PRESCHOOL**

Audra Tsvikas, Executive Director  
1776 Laurel Street  
San Carlos, CA 94070

Client:

Happy Campers  
1776 Laurel Street  
San Carlos, CA 94070



Issues / Revisions

Number	Date	By
1	2/16/2024	MN
3	4/15/2024	MN

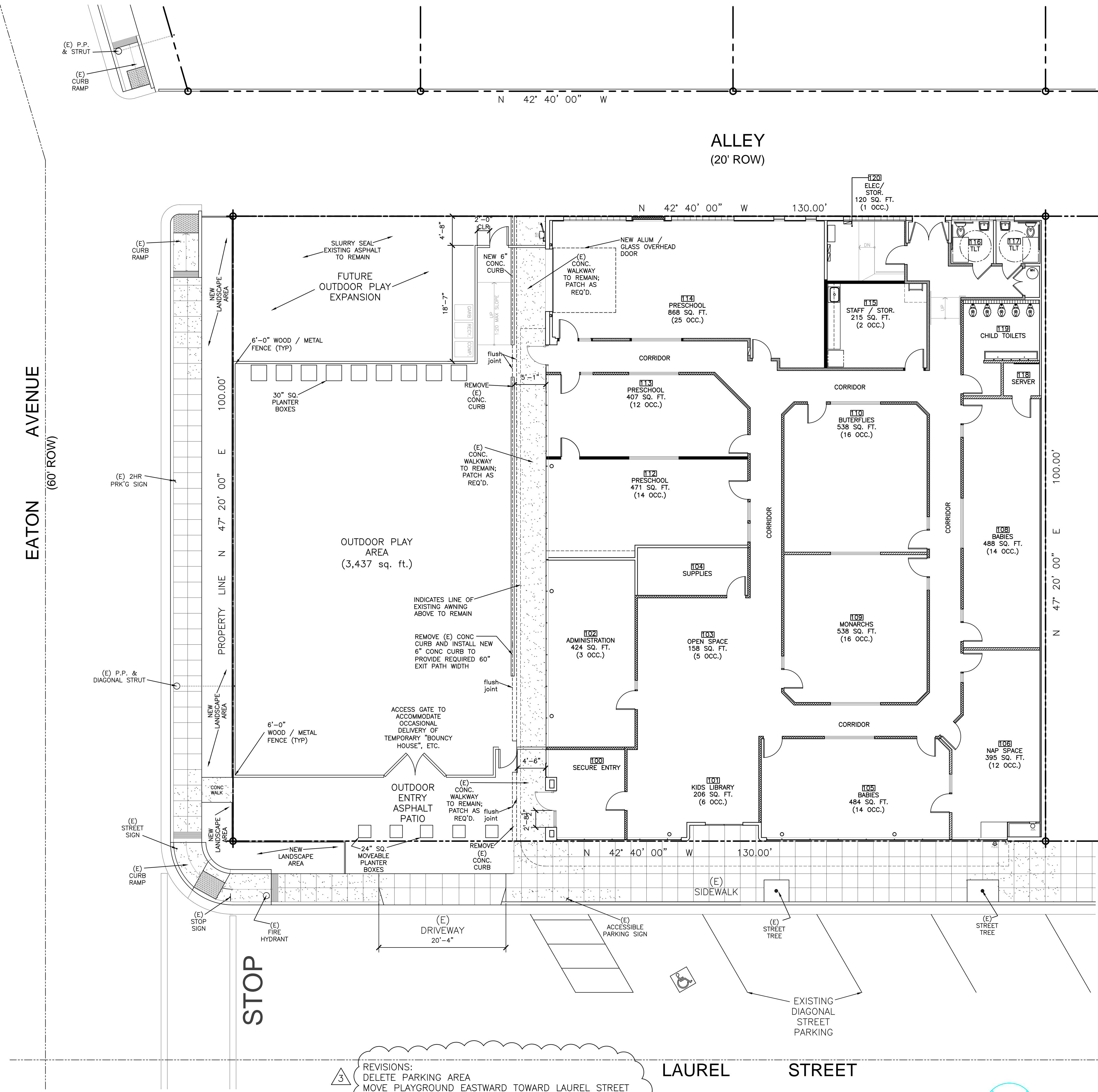
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PROPOSED SITE PLAN

FILE NAME: Happy Campers Base Plan  
PROJECT NO.: 2303  
DATE: 1/29/2024  
SCALE: 1/8" = 1'-0"  
DRAWN BY: MN  
APPROVED BY:

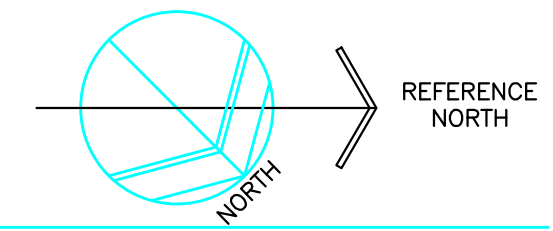
Sheet Number:

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REVISIONS:  
3 DELETE PARKING AREA  
MOVE PLAYGROUND EASTWARD TOWARD LAUREL STREET  
ENLARGE PLAYGROUND  
INDICATE FUTURE EXPANSION AREA AT REAR  
LANDSCAPING INDICATED ON LANDSCAPING PLAN  
INDICATE GARBAGE, COMPOST, RECYCLE BINS AT REAR AREA

PROPOSED SITE PLAN (revised 4/ 15/ 2024)

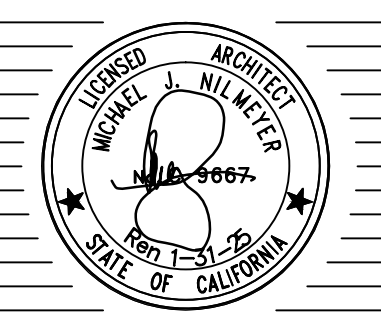


SCALE: 1/8" = 1'-0"



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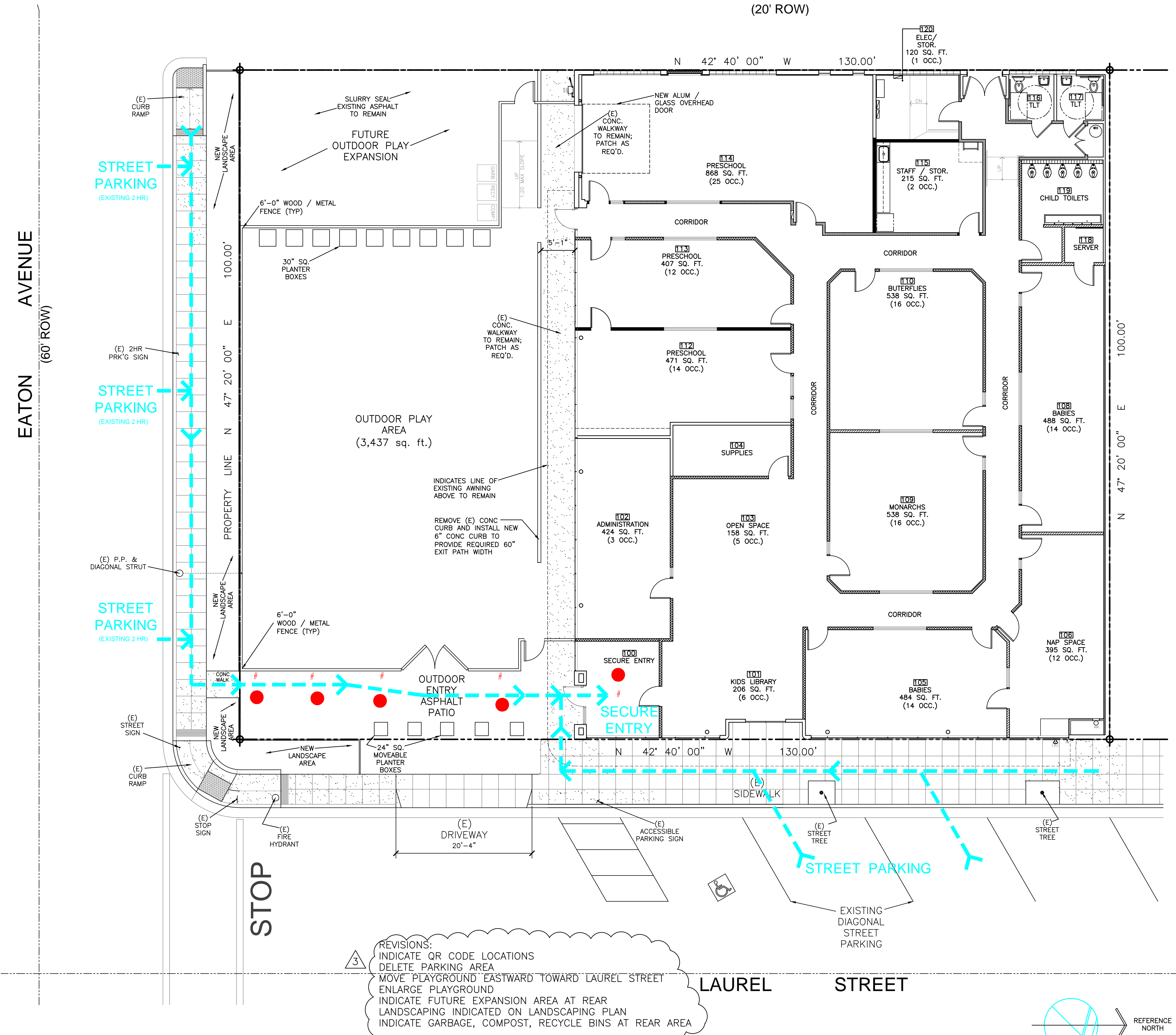
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PROPOSED DROP OFF PLAN  
 HAPPY CAMPER LETTER

FILE NAME: Happy Campers Base Plan  
 PROJECT NO.: 2303  
 DATE: 1/29/2024  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: MN  
 APPROVED BY:

Sheet Number:

A 0.2



PROPOSED DROP OFF / PICKUP PLAN

REVISIONS:  
 INDICATE QR CODE LOCATIONS  
 DELETE PARKING AREA  
 MOVE PLAYGROUND EASTWARD TOWARD LAUREL STREET  
 ENLARGE PLAYGROUND  
 INDICATE FUTURE EXPANSION AREA AT REAR  
 LANDSCAPING INDICATED ON LANDSCAPING PLAN  
 INDICATE GARBAGE, COMPOST, RECYCLE BINS AT REAR AREA

**LEGEND**

- STAFF / VOLUNTEER
- # QR CODE SCAN STATION
- > PEDESTRIAN DROP OFF / PICKUP PATH FROM STREET PARKING

**Happy Campers**  
 Infants Toddlers Preschool PreK

Happy Campers Preschool  
 510 Laurel Street  
 San Carlos, CA 94070  
 650.593.2005

Happy Campers Infant Toddler Center  
 300 El Camino Real  
 San Carlos, CA 94070

Happy Campers at Belmont  
 1400 Alameda de las Pulgas  
 Belmont, CA 94020

March 26, 2024

Response to Planning Division Comments:

**Elevations**

Happy Campers plans to provide a flat surface for the playground where children can play, run, ride bikes, etc. Materials used to ensure a safe surface will be a combination of poured rubber and turf. The play structure in the photo is in excellent condition and will be relocated to 1776 Laurel Street. The fencing will have an extra wide gate on the side of the playground to allow for special school events such as bounce houses or entertainers such as Happy Birds and The Bubble Lady. This will also serve as a way for EMS to enter the playground should there ever be an incident.

**Trees**

We propose a few trees along the wood fencing's west side of the interior. This will provide privacy for the children and reduce noise for the neighbors living directly behind the playground. There will be bushes outside the fencing along the Eaton Avenue sidewalk and our playground for privacy and noise reduction. We propose one or two planter boxes inside the playground where children can experience gardening.

**Signs**

The main Happy Campers Sign will be produced and installed by Fast Signs Redwood City. They said, "The sign would be installed with lag bolts and anchors flush to the wall."

**Parking**

As we understand, providing parking, in this case, is voluntary since "the project site is within a half-mile of public transit" and, therefore, is not required. This is great news. By removing the voluntary parking spaces, it is common sense to assume we are removing the concerns.

**What is the average time spent dropping off your child?**

**What is the average time spent picking up your child?**

**How would you use neighborhood's used or unused space when checking school? Is the best? Is the worst?**

**Are there enough QR code plaques?**

(a) "If the number of parents entering the parking lot exceeds the number of available on-site parking spaces, it may lead to congestion or queuing of vehicles on Laurel Street." It appears the issue can be remedied by eliminating on-site parking. Parents will be asked to utilize public parking spaces for drop-off/pick-up. ACP surveyed our parents about the speed of drop-off and pick-up. The results show most parents spend less than 5 minutes at drop-off and less than 5 minutes at pick-up time, some spend less than 7 minutes. Only a few parents said the process takes more than 7 minutes. One parent noted the choice 10 minutes or more because the picks up 2 children. Overwhelmingly, they feel the 4 Brightwheel QR code stations are plenty, and most rate the speed of checking in/out using them a 5 out of 5.

(b) "Describe what measures will be implemented to prevent prolonged queues along Eaton Avenue and Laurel Street." Unlike public schools with a hard start time, we have a suggested start time. Drop-off and pick-up times are staggered. Parents drop off between 8:30-9:30 am. Pick-up times are typically between 3:30-5:30 pm. We do not foresee any issues since plenty of public parking is available in front of 1776 Laurel Street, and the drop-off and pick-up times are quick. Additionally, as mentioned before, parents have their child's belongings in their classroom wagon at drop-off. The items are available at pick-up time in the same wagon, so parents do not have to spend time gathering these items on their own.

(c) "Describe how on-site traffic flow may be affected by a shortage of on-site staff on certain days. Please provide details on how potential delays and reduced efficiency in managing vehicle flow will be handled." This is simply a non-issue. Our entire staff works together to collect children at the beginning of the day. Regardless of whether a staff person is absent, we have extra staff members built-in, so every day runs accordingly. The same is true for pick-up time.

(d) "Describe how emergency vehicles will enter and exit the site." In this case, emergency personnel will enter/exit the same way as all other businesses on Laurel Street. We will have entry points on the front (Laurel Street) and rear (Laurel), a rear entrance door in the existing parking lot, and an oversized playground gate. Should emergency personnel need to enter the playground quickly, accessing the playground in an emergency vehicle is less desirable and dangerous. It would take time to clear the playground of children, toys, bikes, etc. After speaking with a retired fire captain, he agreed and felt strongly that vehicles had no good reason to have drive-thru access to the playground. He only felt a wide gate would be important so first responders could directly access the playground without going through the building (if that is the emergency place). The considerations are the what-ifs. What if in the situation's urgency, a child is missing? What if that child is hit by a first responder vehicle? What if a child gets out? The fire captain also mentioned, "This is why we have 1500' of hose on the truck, so we don't need to park on site." I also shared a fire hydrant is located at the corner of the property. I spoke with Mira Lias, Program Coordinator, UCSF California Childcare Health Program. I spoke with her regarding emergency vehicles entering and exiting the site. Mira was extremely helpful and reminded us that childcare programs are located in various places—some in San Francisco are in office buildings, not on the ground floor, some are in stand-alone single-story buildings, some in houses, some are in modular buildings, etc. There is no situation she can locate where emergency vehicles need a way to enter and exit the site-only access to the site. Licensing does not require this either.

(e) "Specify the designated locations of the QR plaques on the circulation plan and proposed circulation around it." Since parking has been deemed voluntary, we are not providing a circulation plan. We currently have 4 QR plaques conveniently placed and spread out near the entrance and collection wagons.

**Circulation Plan**

- Happy Campers accepts and understands public parking will remain as 2-hour parking.
- Based on the information provided by Happy Campers, cars will naturally flow since parents do not linger. Drop-off/pick-ups are quick and staggered over 1.5 to 2.5 hrs.

**Additional Comments**

Happy Campers has always felt grateful to be doing such important work for the children and families of San Carlos and the surrounding communities for the past 28 years. We take great pride in caring for children as young as 2 months up through 5 years. While fun and learning are two of our top goals, safety always surpasses them. While Licensing only requires 1 person to be CPR/First Aid Certified, Happy Campers ensures every staff person is certified every 2 years. When Licensing made Happy Campers aware, the directors needed to complete Trauma Health Safety and Nutrition, including Lead Exposure, Trauma training, the entire staff participated in the 8-hour training session. In August, Happy Campers will participate in Disaster Preparedness Training. The itinerary includes training in Earthquake Drills, Fire Evacuation Drills, Tornado/Flood Drills, Lockdown Drills, Shelter-in-Place Drills, Tornado Drills, Relocation/Reunification Training, and How to Handle Impaired Adults trying to pick up their child from childcare while intoxicated.

Happy Campers is additionally concerned about vehicles being able to enter/exit the site from a design standpoint. This will completely alter the outdoor experience for children by limiting what can be available to them during this important time of the day. Additionally, Happy Campers is very concerned about the ability to compete with neighboring programs should the outdoor space be lacking. As the City of San Carlos knows, childcare programs in San Carlos have seen so much change since 2020. We always intend to provide the best experience for children and hope unnecessary obstacles are removed.



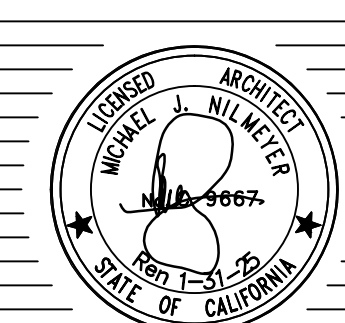
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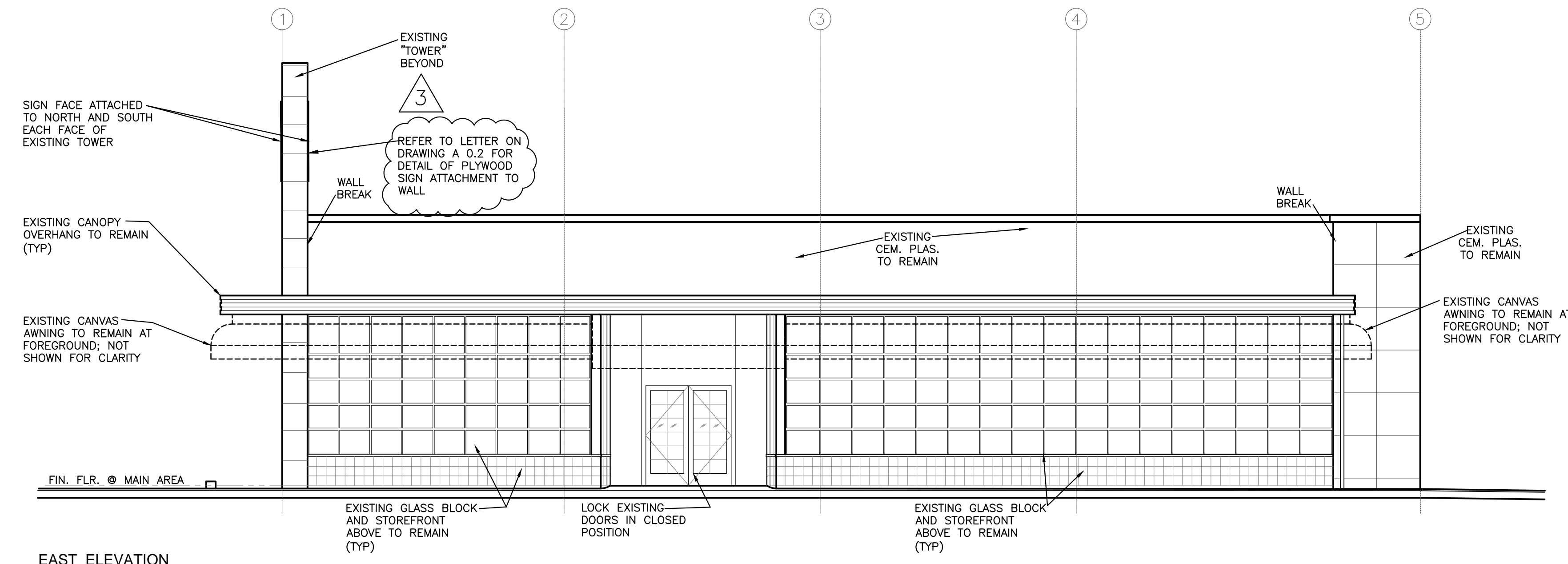
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EXTERIOR ELEVATIONS

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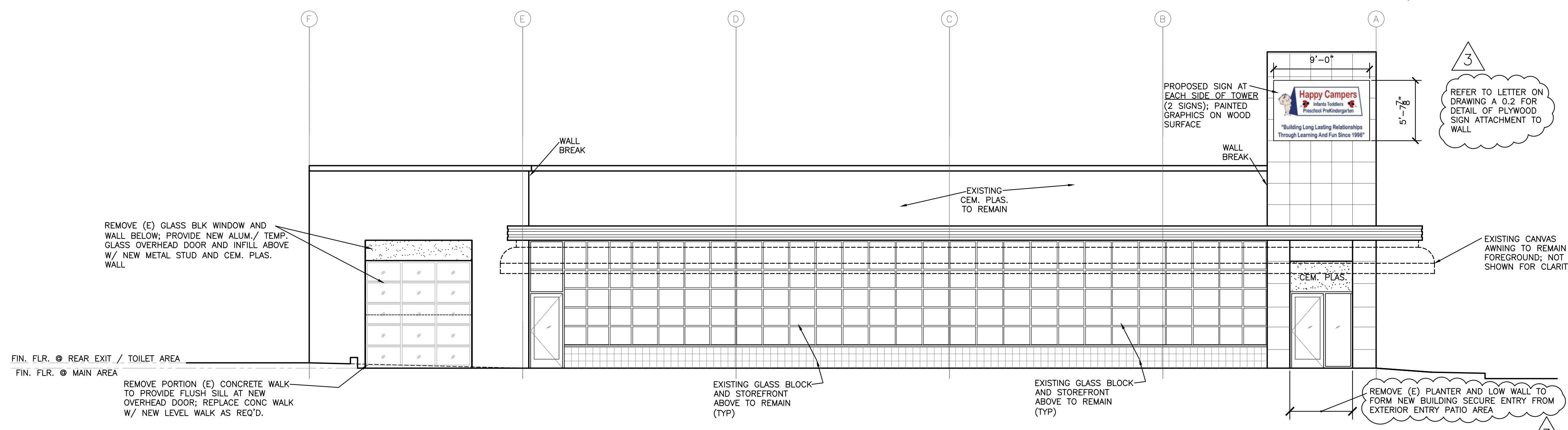
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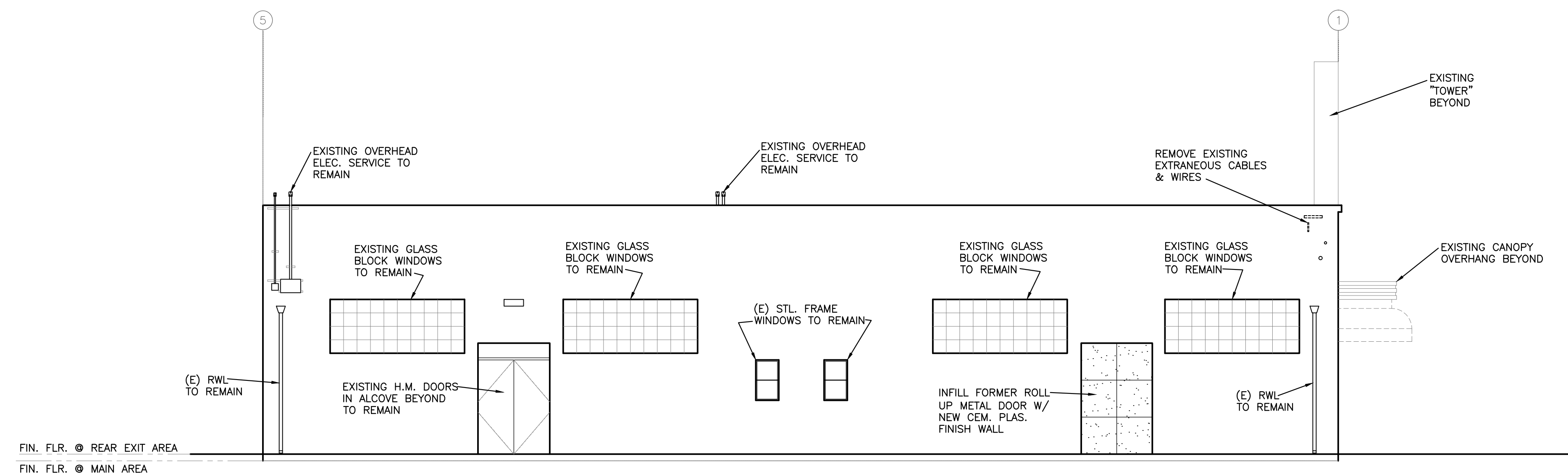
EAST ELEVATION

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"

NOTE: REFER TO DRAWING A 3.1 EXTERIOR ELEVATIONS W/ FENCE FOR DELINEATION OF BUILDING WITH FENCES INDICATED

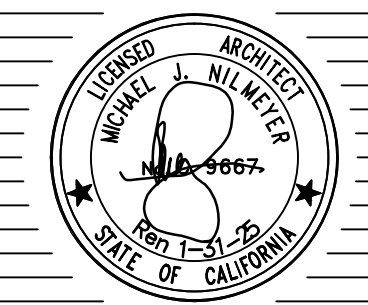
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**EXTERIOR ELEVATIONS WITH FENCES**

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PROJECT NO.: 2303

DATE: 1/29/2024

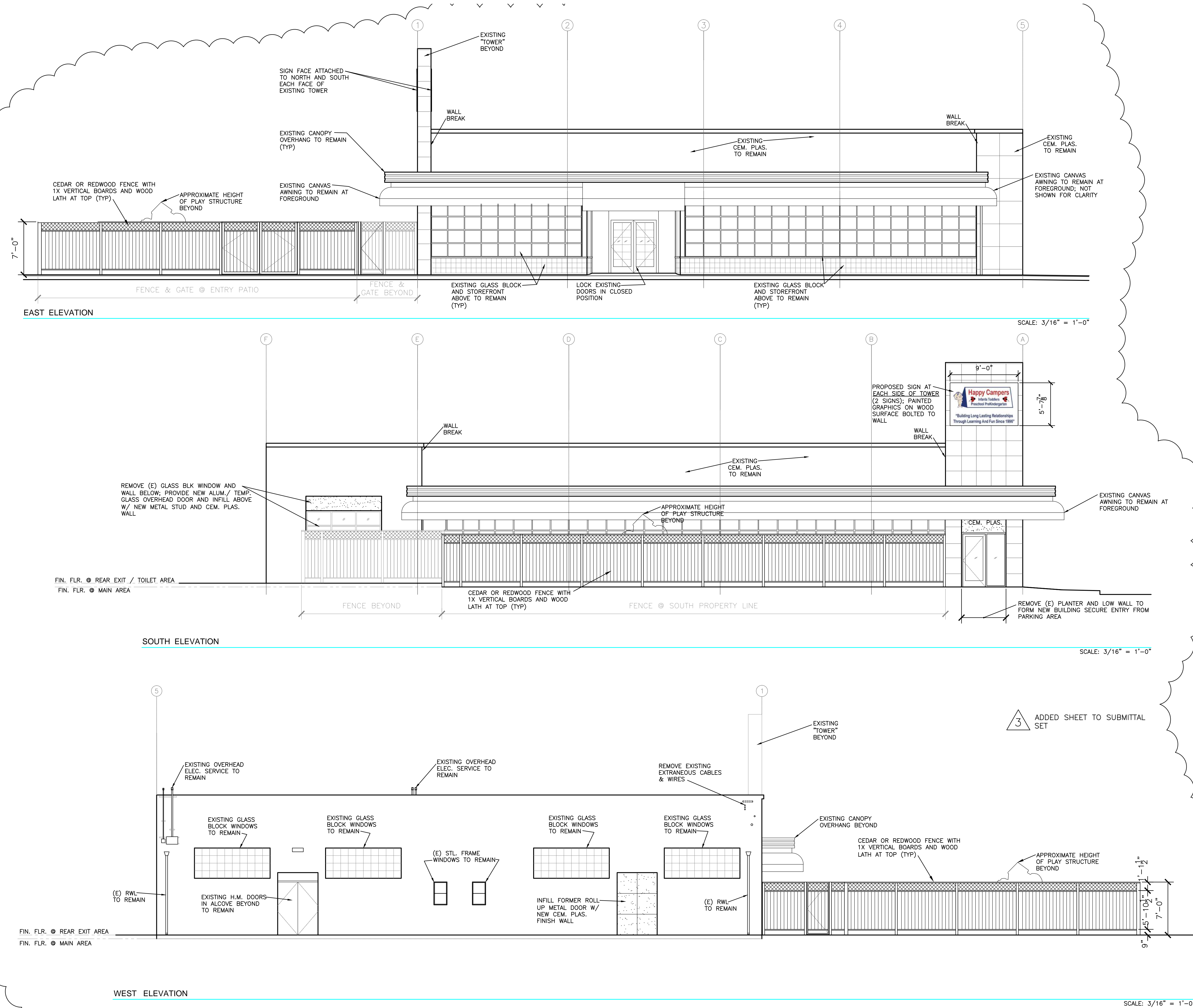
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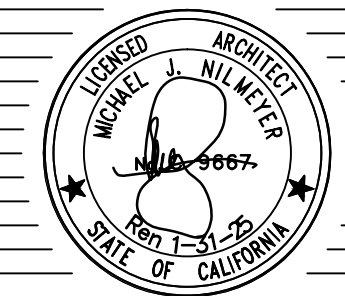
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3 ADDED SHEET TO SUBMITTAL SET



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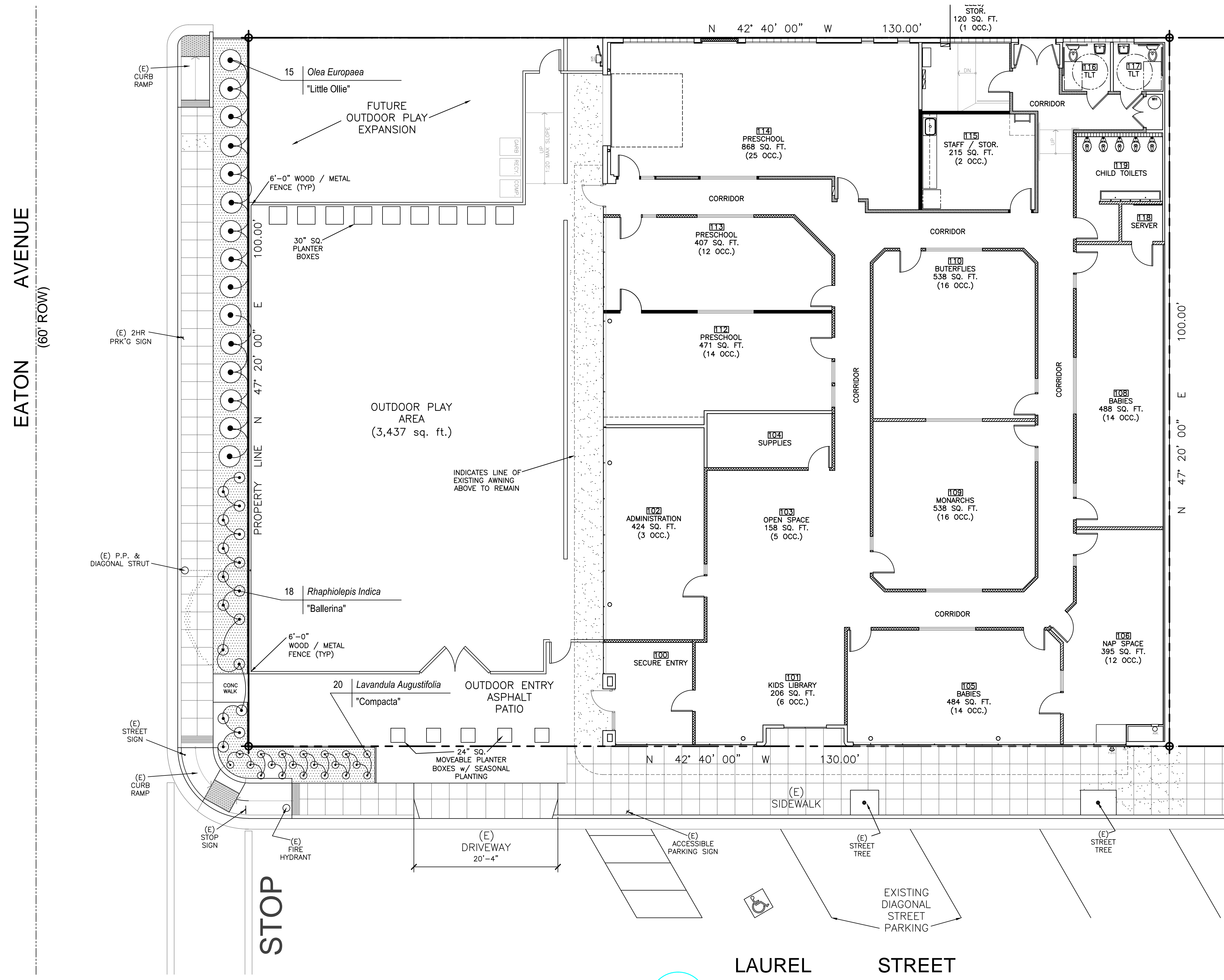


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**SCHEMATIC LANDSCAPE PLAN**



**Irrigation controllers.** Automatic irrigation system controllers installed at the time of final inspection shall comply with the following:

1. Controllers shall be weather- or soil moisture-based controllers that account for local rainfall conditions change.
2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

**Note:** More information regarding irrigation controller function and specifications is available from the Irrigation Association.

**SCHEMATIC LANDSCAPE PLAN**

**LEGEND**

	MULCH COVER - FINE GROUND REDWOOD CHIPS (BLACK)
	PROPOSED SHRUB
	PROPOSED HEDGE SHRUB

REVISIONS:  
 DELETE PARKING AREA  
 MOVE PLAYGROUND EASTWARD TOWARD LAUREL STREET  
 ENLARGE PLAYGROUND  
 INDICATE FUTURE EXPANSION AREA AT REAR  
 LANDSCAPING INDICATED ON LANDSCAPING PLAN  
 INDICATE GARBAGE, COMPOST, RECYCLE BINS AT REAR AREA

**PLANT LIST**

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	MIN. CALIP.	WATER USE	NOTES
<b>SHRUBS</b>								
Olea Europaea "Montra"	LITTLE OLLIE DWARF OLIVE	5 GAL.	4' O.C.	6'	6'	-	LOW	MINIMAL FRUITING OLIVE
Raphiolepis indica "Ballerina"	INDIAN HAWTHORN	1 GAL.	2' O.C.	2'-3'	4'	-	LOW	
Lavandula Augustifolia	"Compacta"	1 GAL.	18" O.C.	18"	2'	-	LOW	

Sheet Number:



