



# CASTILLEJA SCHOOL

City Council

MAY 23, 2022

[www.cityofpaloalto.org/castilleja](http://www.cityofpaloalto.org/castilleja)

# OVERVIEW

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## Public Hearing:

- Staff presentation
- ARB Chair comments
- PTC Member comments
- Applicant presentation
- Council member questions
- Public comments
- Applicant rebuttal
- Council deliberation and action

# MARCH 2021 COUNCIL DIRECTED

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- **Explore amendment to zoning** code that would allow some below grade parking to be exempt from gross floor area based on certain criteria
- **Reduce size of the underground parking garage**
- **Re-study CUP** conditions for TDM and phased student enrollment increases
- **Improve tree preservation efforts**
- **Bring specific topics back** to ARB and PTC for review/input
- **Prepare reports** on existing gross floor area, trees, and a study of other Bay Area schools, among other efforts

# MARCH 2021 COUNCIL DIRECTED

## Zoning Amendment (...to exempt parking from gross floor area)

- PTC No recommendation
- 2 options presented to Council
  1. Narrowly crafted ordinance based on certain site criteria
  2. More flexible – allows by CUP / findings

13.d

\*NOT YET ADOPTED\*

Ordinance No. \_\_\_\_\_

Ordinance of the Council of the City of Palo Alto Amending Title 18 (Zoning) of the Palo Alto Municipal Code to Amend the Gross Floor Area Definition for Low Density Residential Zones

13.c

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Ordinance of the Council of the City of Palo Alto Amending Title 18 (Zoning) of the Palo Alto Municipal Code to Amend the Gross Floor Area Definition for Low Density Residential Zones

ns) of Chapter  
s amended to  
ed with [ . . ]

The Council of the City of Palo Alto does ORDAIN as follows:

**SECTION 1.** Subsection (a)(65) (Gross Floor Area) of Section 18.04.030 (Definitions) of Chapter 18.04 (Definitions) of Title 18 (Zoning) of the Palo Alto Municipal Code ("PAMC") is amended to read as follows (additions underlined and deletions ~~struck through~~; omissions noted with [ . . ] represent unchanged text):

(a) Throughout this title the following words and phrases shall have the meanings ascribed in this section.

[ . . ]

(65) "Gross floor area" is defined as follows:

[ . . ]

(C) Low Density Residential Inclusions and Conditions: In the RE and R-1 single-family residence districts and in the R-2 and RMD two-family residence districts, "gross floor area" means the total covered area of all floors of a main structure and accessory structures greater than one hundred and twenty square feet in area, including covered parking and stairways, measured to the outside of stud walls, "(C) Low Density Residential Inclusions and Conditions: In the RE and R-1 single-family residence districts and in the R-2 and RMD two-family residence districts, "gross floor area" means the total covered area of all floors of a main structure and accessory structures greater than one hundred and twenty square feet in area, including covered parking

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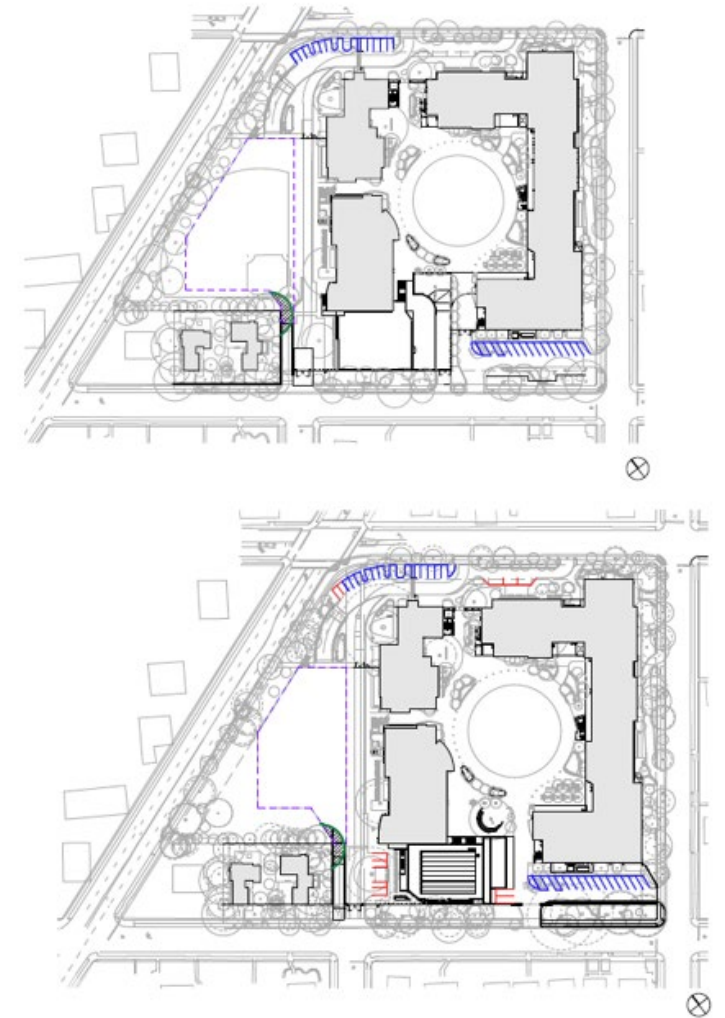
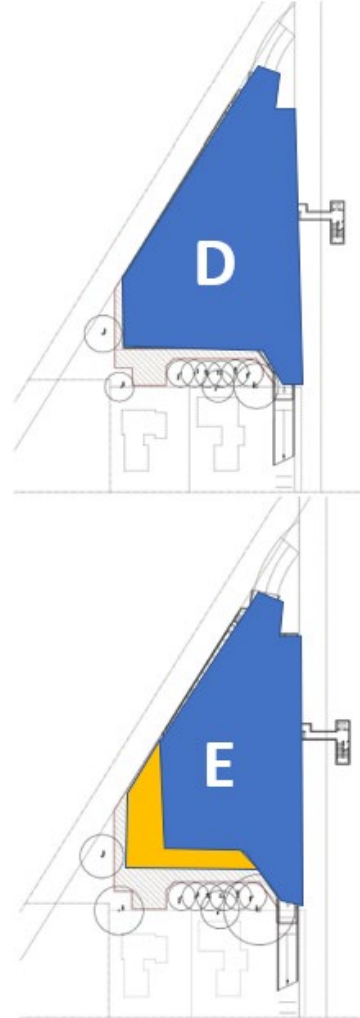


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## Underground Parking Garage

### Option E

- 24,294 SF (reduced from 32,480)
- 52 parking space (half of required)
- 37 surface parking spaces
- 89 spaces total on site (104 required)
- 14% parking reduction w/TDM plan



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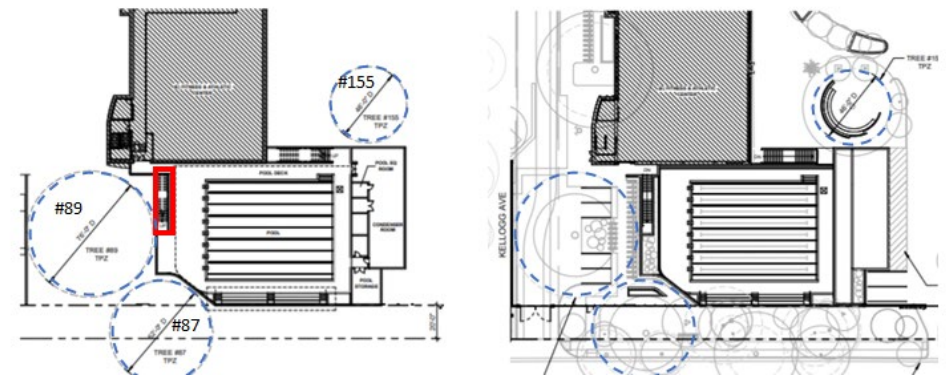
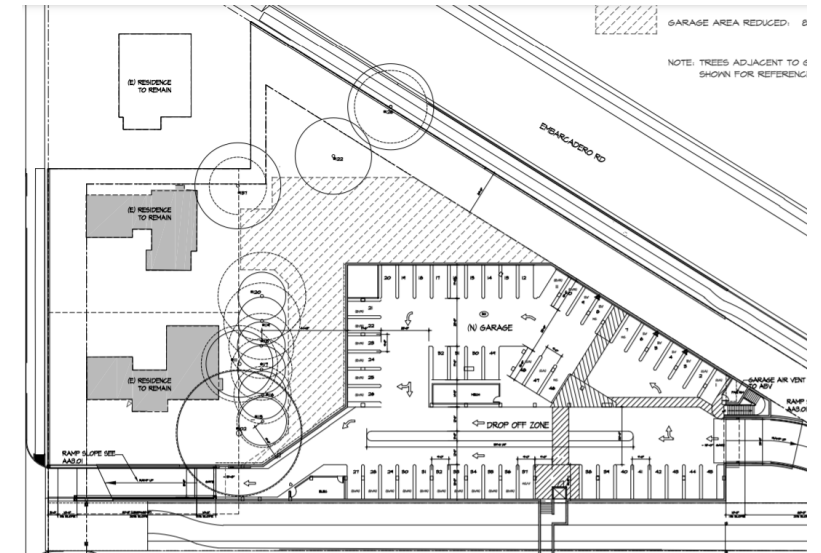
## Phased Enrollment

- Council direction
  - Allow enrollment increases starting at 450 students
  - Identify procedure to allow increases up to 540 in phases
- PTC recommendation
  - 450 students
  - Opportunity to expand after construction w/CUP amendment

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## Tree Preservation

- Option E provides substantial setbacks from tree protection zones for trees near below grade garage
- Further protects Tree 87 and 89 by shifting location of below grade swimming pool and access stairs
- Retains Tree 155 with elimination of access ramp to below grade service areas



# MARCH 2021 COUNCIL DIRECTED

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## Discussion Topics

1. Enrollment and Enrollment Increases
2. Transportation Demand Management
3. TDM Oversight Committee
4. Underground Parking Facility, Parking Layout/Site Design Changes, Parking Reduction & Related Text Amendment
5. Residential Parking Program (RPP)
6. Satellite Parking
7. Tree Preservation
8. Construction Phasing
9. Design Modifications
10. Public Art
11. Maximum Buildout
12. Special Events
13. Research on Private Schools in Surrounding Jurisdictions
14. Floor Area Evaluation (from March 15th Motion)
15. Recent Adjustments to Conditions of Approval



## STAFF RECOMMENDS COUNCIL ADOPT:

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- **Resolution** certifying the Environmental Impact Report (Att. B)
- **Ordinance** amending Title 18 to exempt certain below grade parking structures from the definition of gross floor area in low-density residential zones (Att. C1 or C2)
- **Record of Land Use Action** approving:
  - CUP for private school in R1 (10,000) zone
  - Variance to replace existing non-complying gross floor area
  - Architectural Review of replacement facilities, site redesign, phased construction with a 14.4 percent parking adjustment for Parking Option E (Attachment D)

# CONCLUSION

## Transparency:

- Dedicated webpage
- Email distribution

## PTC Recommendation:

- All recommendations, except one, incorporated into the record of land use action
- The one recommendation on enrollment staff did not believe consistent with Council direction

## Process:

- 6 year application review process
- 21 public meetings
- 105 conditions of approval
- Robust TDM plan

## Castilleja School Project Documents

Castilleja School Project Applicant Submittal Items - 2022	+
Castilleja School Project Applicant Submittal Items - 2021	+
Castilleja School Project Applicant Submittal Items - 2020	+
Castilleja School Project Applicant Submittal Items - 2019	+
Castilleja School Project (CUP, Architectural Review, Tentative Map and Variances) Application Submittal Items - 2018	+
Castilleja School CUP Application Submittal Items - 2017	+
Castilleja School Subdivision Map Submittal Items – 2017	+
Castilleja School CUP Application Submittal Items - 2016	+
City Staff and Consultant Documents for Castilleja School CUP Review: 2016-2017	+



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