OVERVIEW

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

- **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
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
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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
MARCH 2021 COUNCIL DIRECTED

Phased Enrollment

• Council direction
  o Allow enrollment increases starting at 450 students
  o Identify procedure to allow increases up to 540 in phases

• PTC recommendation
  o 450 students
  o Opportunity to expand after construction w/CUP amendment
MARCH 2021 COUNCIL DIRECTED

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

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:

• **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