

# CASTILLEJA SCHOOL

Architectural  
Review Board

NOVEMBER 5, 2020 ARB

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



# RECENT HEARING OUTCOMES

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## **ARB 10/1 (2<sup>nd</sup> ARB staff report and ARB hearing)**

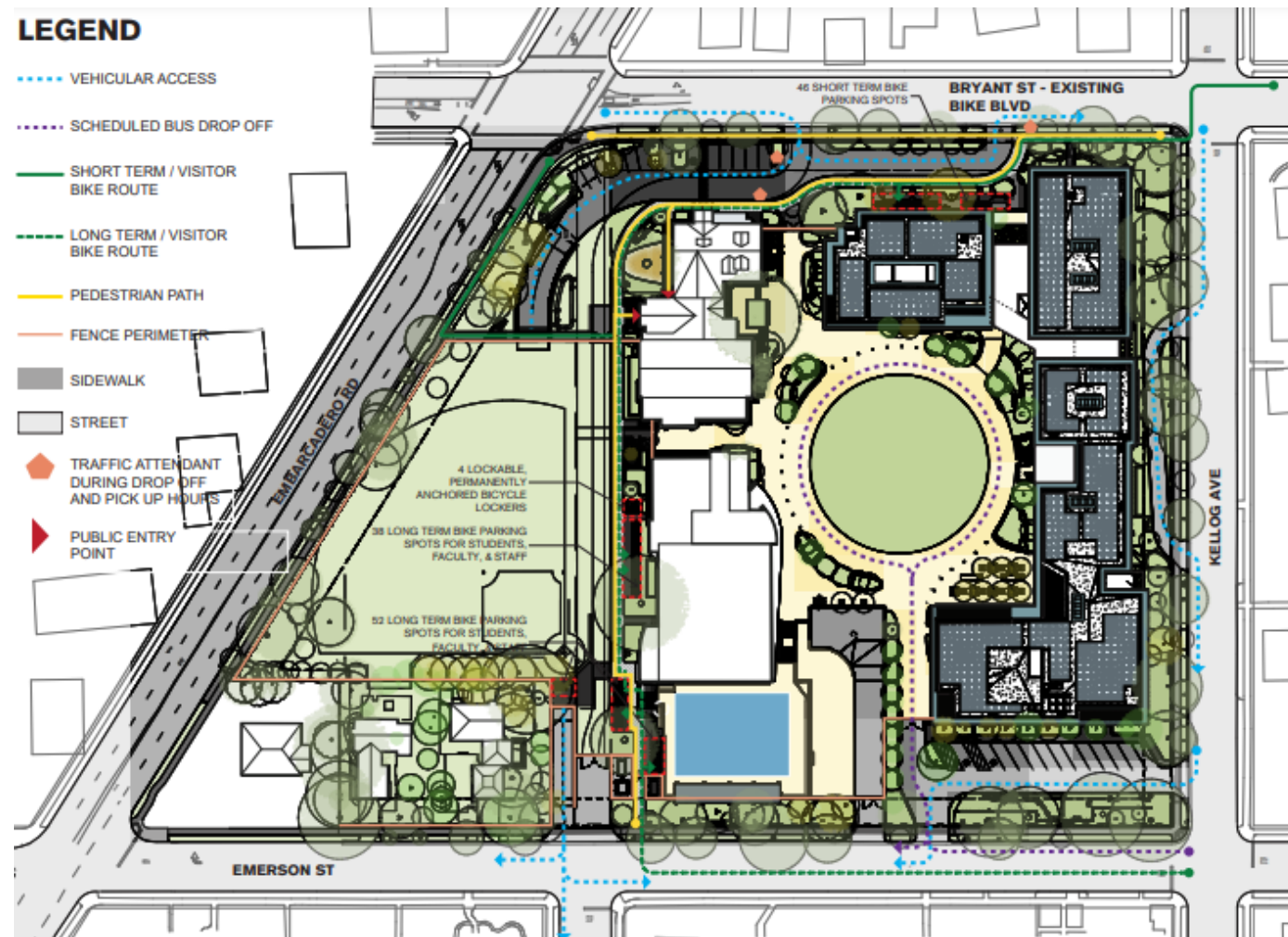
- Staff report included draft findings
- Public testimony 13 speakers
- ARB continued to date uncertain with direction to modify in conformed sets

## **PTC 10/28-11/4 (3rd PTC staff report 4<sup>th</sup> PTC meeting)**

- Public testimony 10/28: 30 speakers
- Public testimony 11/4: 30+ additional speakers
- PTC closed testimony and continued hearing to 11/18 for continued discussion of CUP conditions

# TODAY'S ARB HEARING

1. Staff summarizes PTC hearings and applicant responses
2. Applicant presentation
3. Public Testimony
4. ARB discussion and recommendation



Note: School buses and delivery trucks to use the circle drive, rather than the two drop-off driveways



# APPLICANT RESPONSES

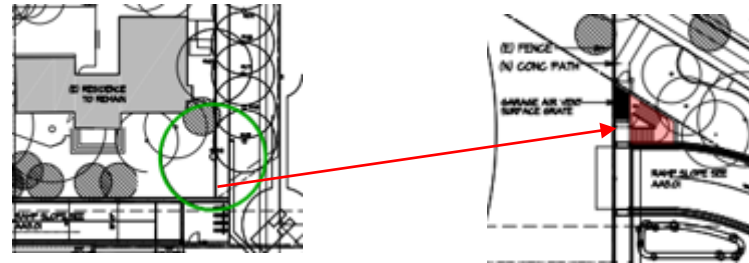
## 1. Building changes

- Second break
- Green tile placements
- Glazing, materials
- Entries & balconies
- Stairs sheets AB400-403

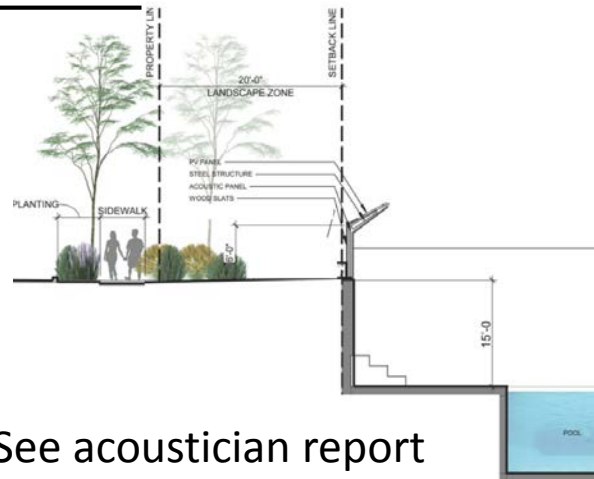


## 2. Oak 102 retention/stair

Retention of Oak #102 and trees #94, #95 due to stair relocation



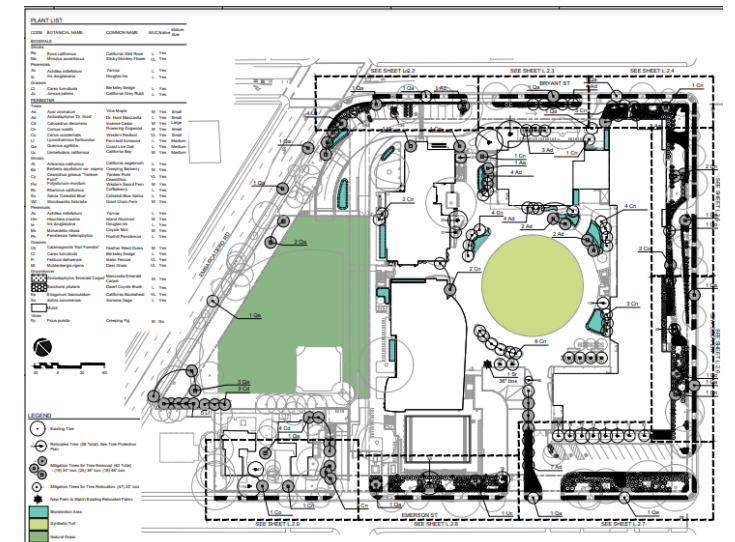
## 3. Noise



See acoustician report

## 4. Landscaping

- mitigation trees
- landscaping along sidewalks
- turf replanted over garage after phase 1



# KELLOGG: BEFORE-AFTER

Existing



Proposed





# BRYANT AND EMERSON: BEFORE-AFTER

Existing  
View Bryant/  
Kellogg



Proposed

Existing  
View Emerson





# KELLOGG FAÇADE

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Views trees off/on

Second break is  
150' from first break,  
employs green tile  
and reduces GFA

Fascia, eave, frames

Entrances and  
balconies

Trees off, Trees on



KELLOGG AVE PERSPECTIVE VIEW - WITHOUT TREES



KELLOGG AVE PERSPECTIVE VIEW - WITH TREES

# BRYANT STREET: TREES OFF/ON



BRYANT STREET PERSPECTIVE VIEW - WITHOUT TREES



BRYANT STREET PERSPECTIVE VIEW - WITH TREES



# EMERSON STREET: TREES OFF/ON



EMERSON STREET PERSPECTIVE VIEW - WITHOUT TREES



EMERSON STREET PERSPECTIVE VIEW - WITH TREES

# DROP-OFF DRIVEWAY ENTRIES

## KELLOGG AVENUE DROP OFF



KELLOGG ENTRANCE VIEW

## BRYANT STREET DROP OFF



BRYANT STREET ENTRANCE VIEW



# VIEWS OF 2<sup>ND</sup> BREAK AND GREEN TILE USE



Tile @ Kellogg Entrance

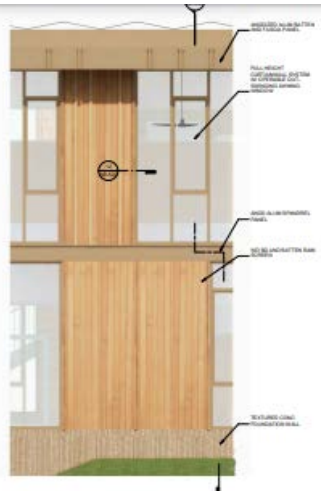


Tile @ Emerson & Kellogg (Upper School Terrace)

# 3D WALL SECTIONS & ENLARGED ELEVATIONS



③ 3D WALL SECTION - KELLOGG AVE  
1/4" = 1'-0"



① ENLARGED ELEVATION - KELLOGG AVE  
1/2" = 1'-0"



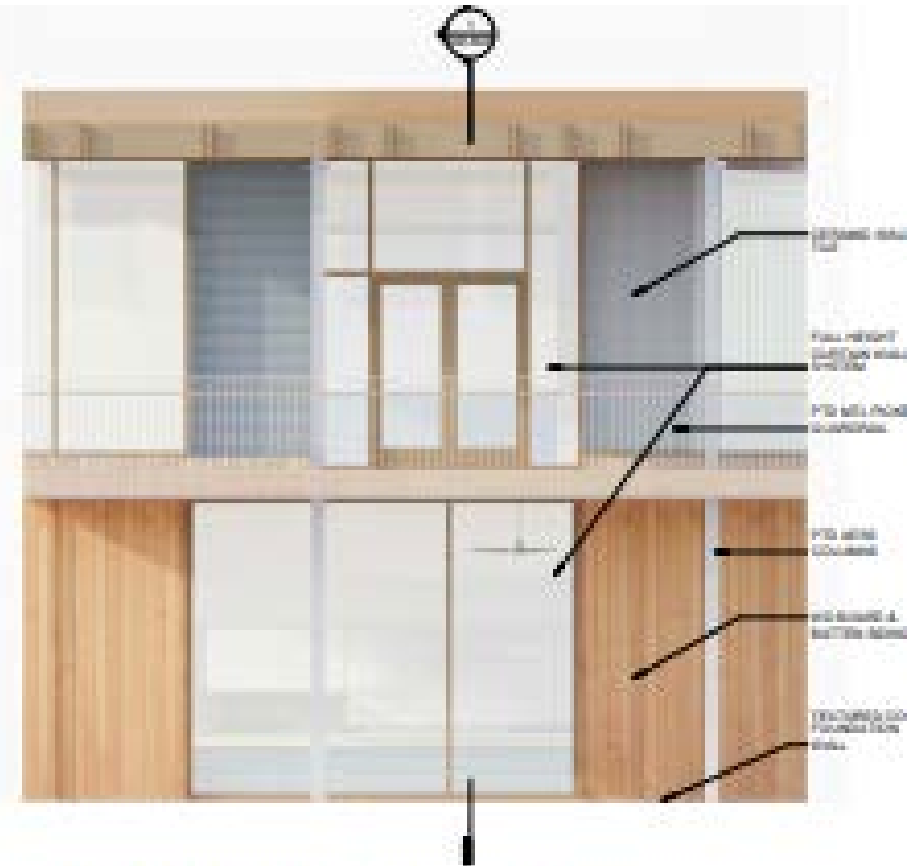
③ 3D WALL SECTION - KELLOGG AVE  
1/4" = 1'-0"



① ENLARGED ELEVATION - KELLOGG AVE  
1/2" = 1'-0"



③ 3D WALL SECTION - WEST DECK  
1/4" = 1'-0"



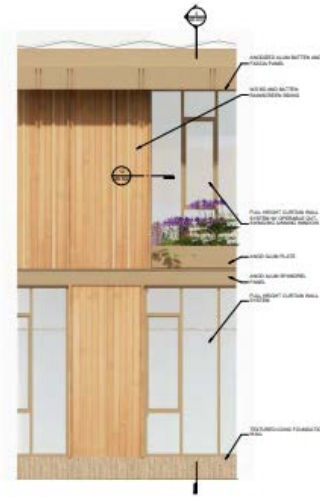
① ENLARGED ELEVATION - WEST DECK  
1/2" = 1'-0"



## BALCONY IMAGES



3 3D WALL SECTION - KELLOGG AVE.



1 ENLARGED ELEVATION - KELLOGG AVE.  
12" = 1'-0"



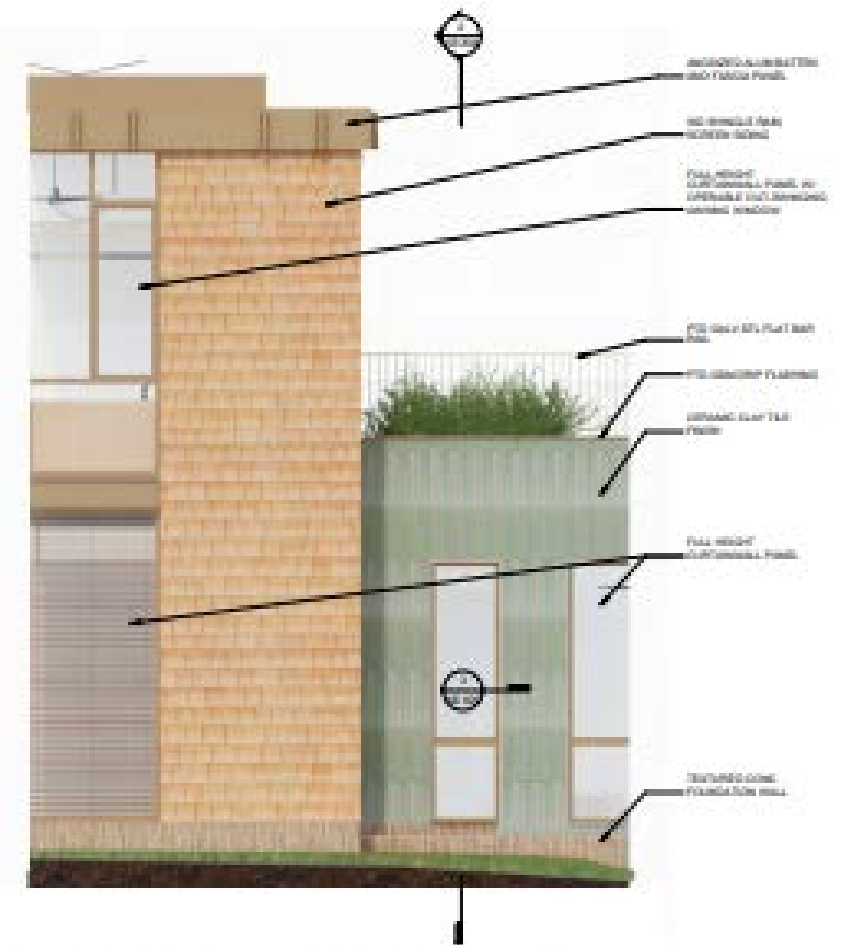
3 3D WALL SECTION - KELLOGG AVE.  
30" x 1'-0"



1 ENLARGED ELEVATION - KELLOGG AVE  
12" x 12"



3 3D WALL SECTION - KELLOGG AVE  
10' x 10'



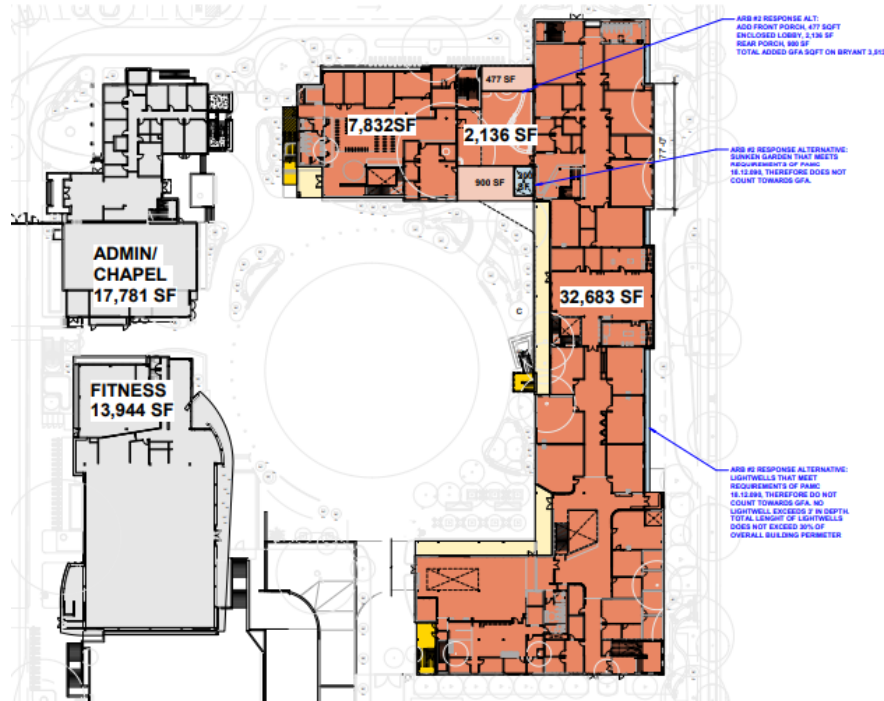
1 ENLARGED ELEVATION - KELLOGG AVE

# PHOTO-VOLTAICS – INSTALLED EXAMPLE





# BUILDING REVISIONS/GFA REDUCTIONS



Ground Floor Plan

ABOVE GRADE SF	GFA	113,667 SF (SEE G.005)
BELOW GRADE SF	Non-GFA	80,256 SF (SEE G.004)*
TOTAL SQUARE FOOTAGE (INCL. LOWER LEVEL)		193,923 SF

\*Net new below grade, habitable area  
= 36,343 sf + 43,913 sf existing =  
80,256 sf below grade (not GFA, not  
counted toward FAR)

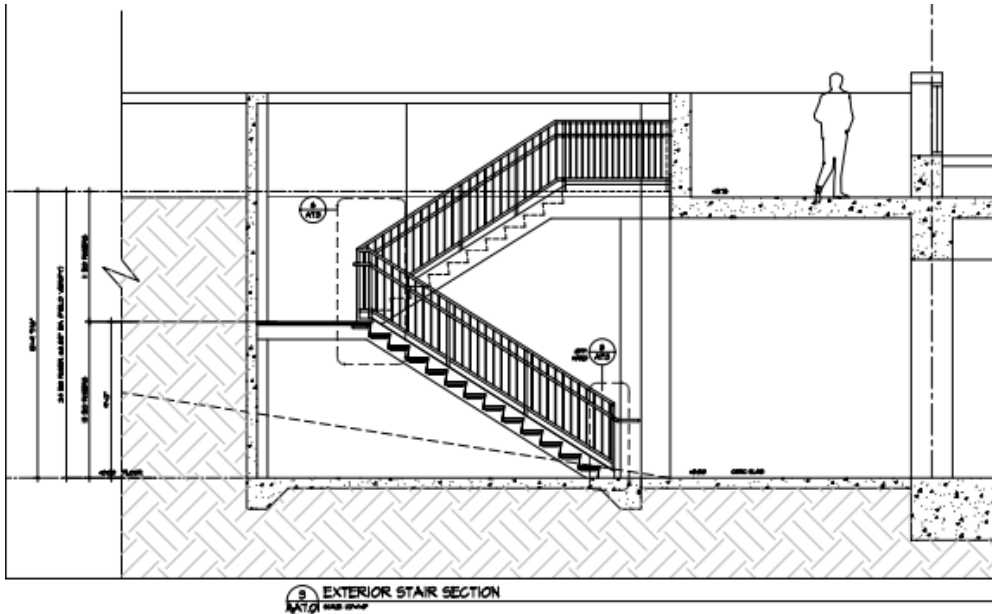
## TOTAL AREAS:

NEW PROPOSED ABOVE GRADE:	81,942 SF
EXISTING TO REMAIN ABOVE GRADE:	31,725 SF
TOTAL ABOVE GRADE:	113,667 SF

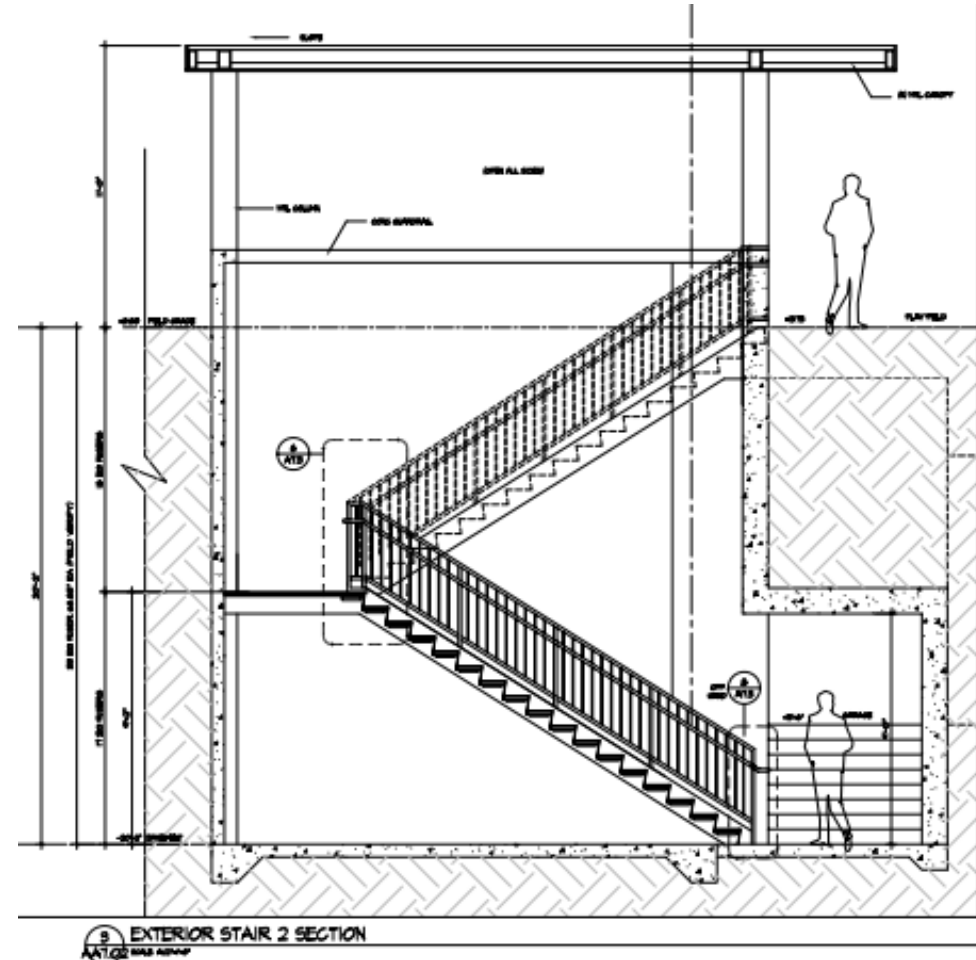


Second Floor Plan

# GARAGE STAIR 1 AND GARAGE STAIR 2



Stair 1 moving from Lockey parcel to near Embarcadero  
Metal stairs, metal railings, no roof



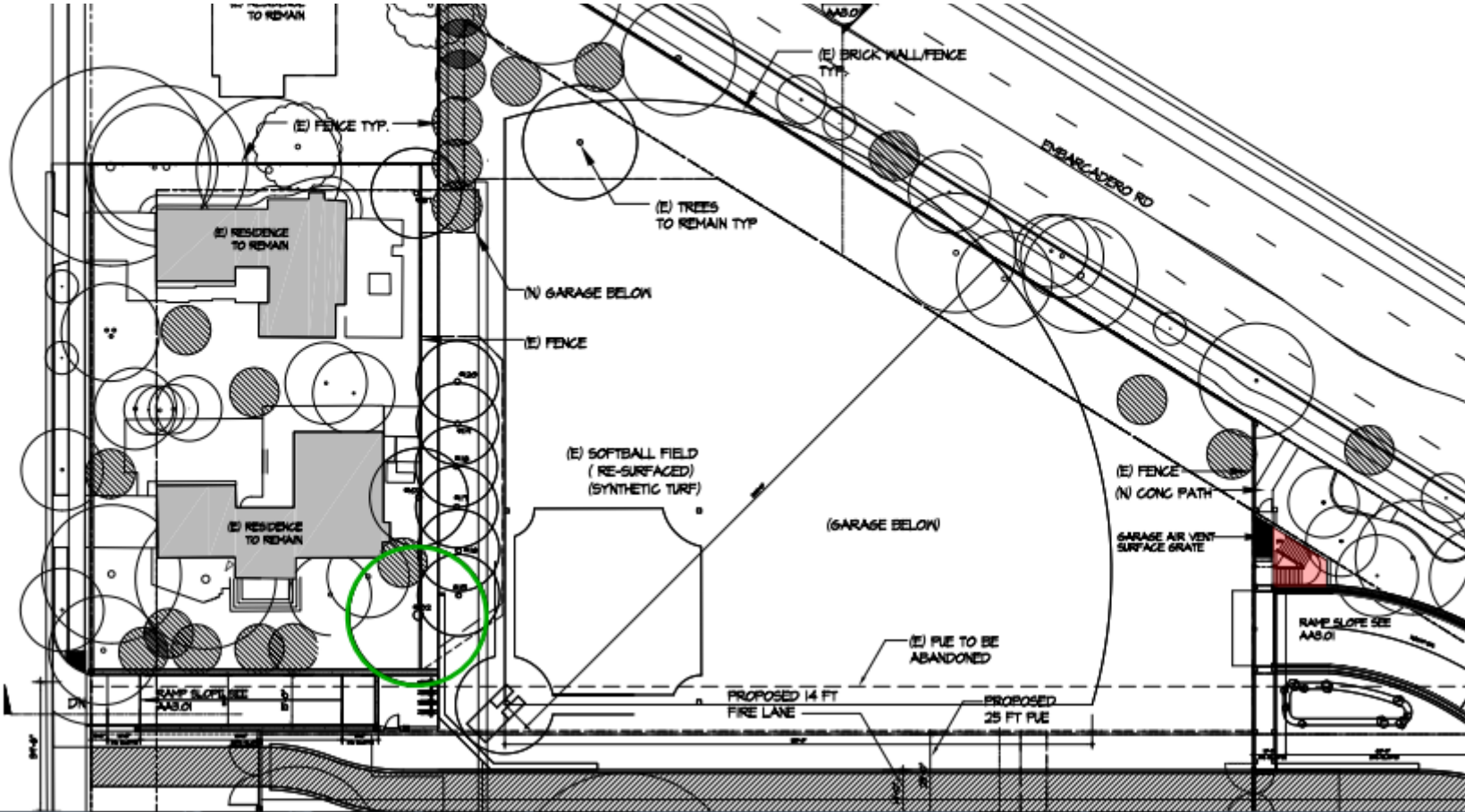
Roofed stair 2 is next to elevator, tunnel, gym  
Metal stairs, metal railings, metal roof



# GARAGE STAIR LOCATION AND TREES

- Stair 1, unroofed (sheet AA7.01) moves from Lockey parcel to Campus parcel
- Stair 2, metal stairs, rails, canopy is adjacent to tunnel and elevator (sheet AA7.02)

Removing stair 1 from Lockey parcel enables Retention of tree #102, #94 and 95

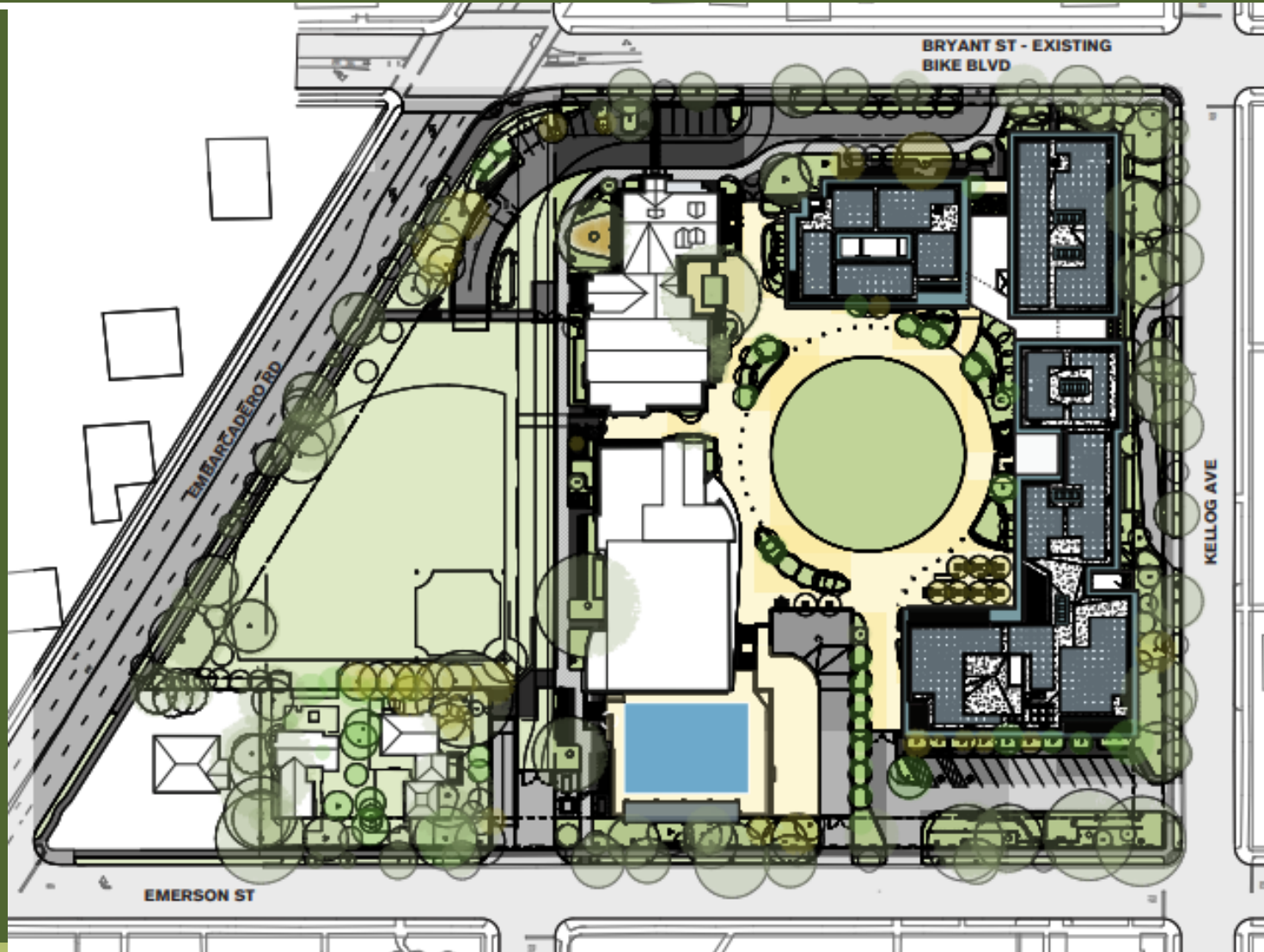


Stair 1 relocates, enables safe ped path to and from sidewalk, outside special setback, no impact to any protected tree



# SITE PLAN

Adjustment  
Second garage stair



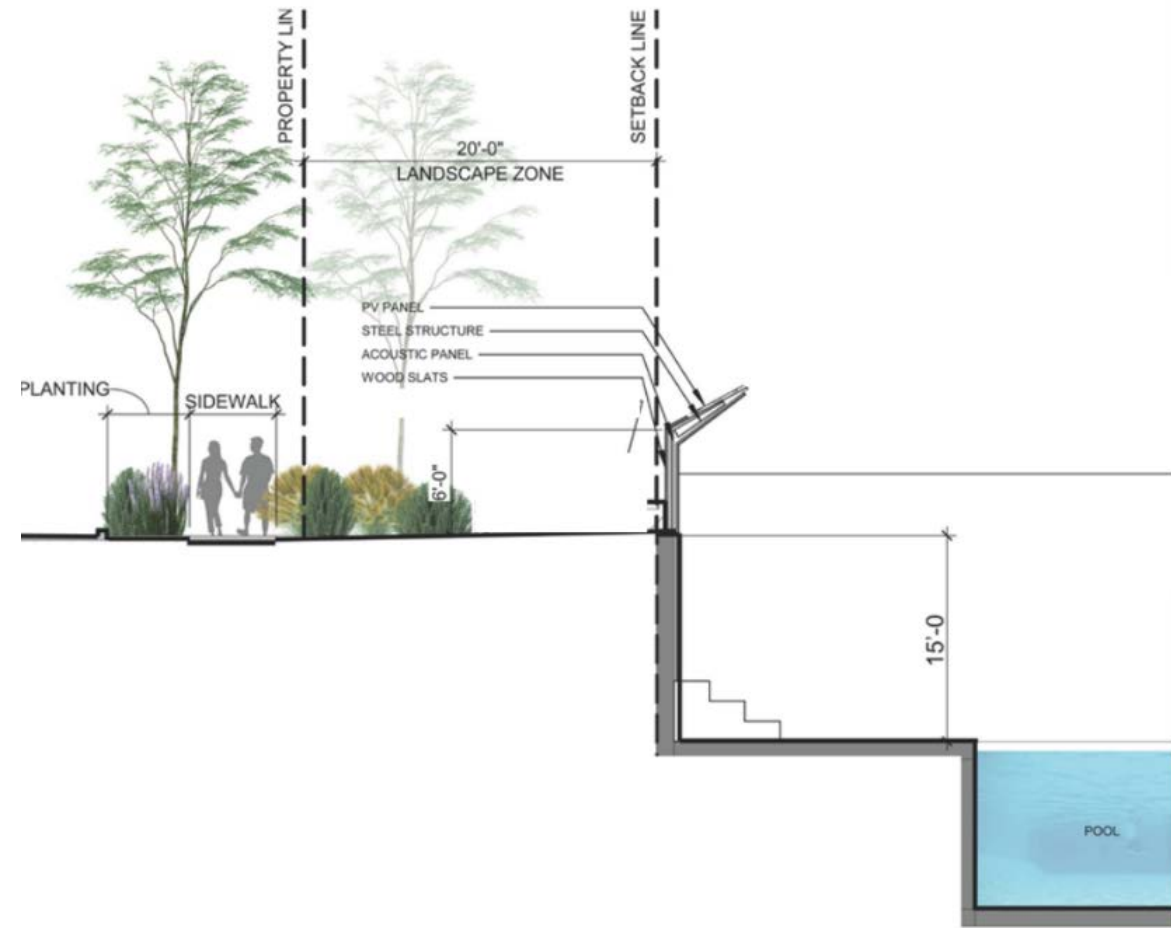
6.17 acre campus parcel = 268,765 sf



# POOL FENCE



5 Wall Type 5 - Acoustic  
1" = 1'-0"



See Sheet AB.100 wall section

# EMERSON FENCE AT POOL TREES ON AND OFF










# LANDSCAPING: MITIGATION TREES

## TREE PLANTING LIST

TYPE	BOTANICAL NAME	COMMON NAME	WUC	NATIVE
Trees				
Aa	<i>Acer circinatum</i>	Vine Maple	M	YES
Ad	<i>Arctostaphylos 'Dr. Hurd'</i>	Dr. Hurd Manzanita	L	YES
Cd	<i>Calocedrus decurrens</i>	Incense Cedar	M	YES
Cn	<i>Cornus nuttallii</i>	Flowering Dogwood	M	YES
Co	<i>Cercis occidentalis</i>	Western Redbud	VL	YES
Lf	<i>Lyonothamnus floribundus</i>	Fern-leaf Ironwood	L	YES
Qa	<i>Quercus agrifolia</i>	Coast Live Oak	L	YES
Uc	<i>Umbellularia californica</i>	California Bay	M	YES
Sr	<i>Syagrus romanzoffiana</i>	Queen Palm	L	NO

## LEGEND

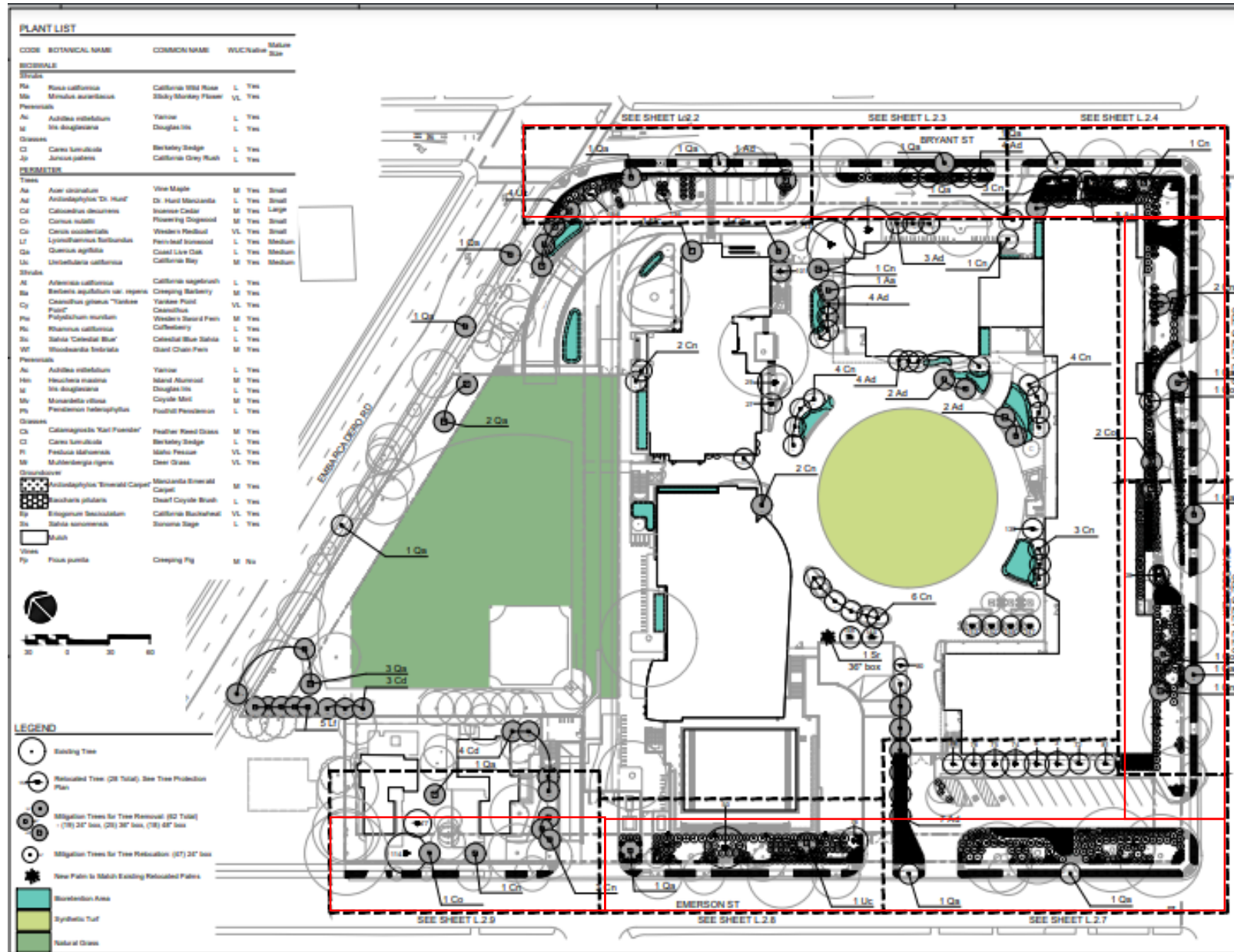
-  Existing Tree
-  Relocated Tree: (28 Total). See Tree Protection Plan
-  Mitigation Trees for Tree Removal: (62 Total)  
- (19) 24" box, (25) 36" box, (18) 48" box
-  Mitigation Trees for Tree Relocation: (47) 24" box
-  New Palm to Match Existing Relocated Palms



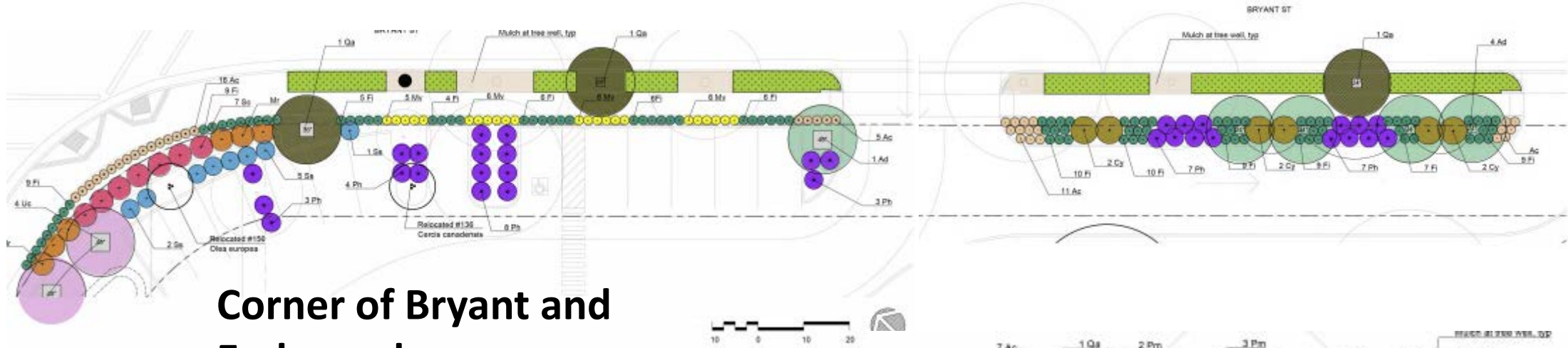


# FRONTAGE ENHANCEMENTS

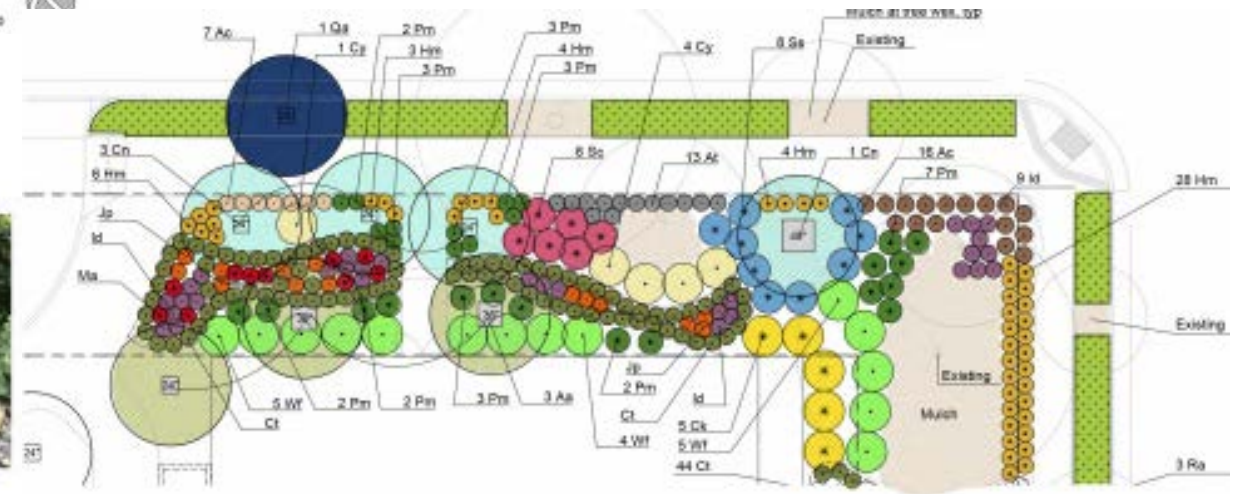
Campus  
frontage  
plantings  
(sheets  
L2.1-L2.9)  
for  
enlarged  
details



# BRYANT FRONTAGE PLANTINGS



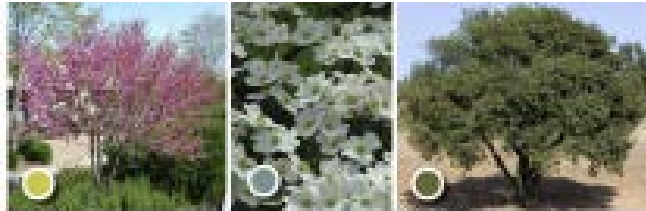
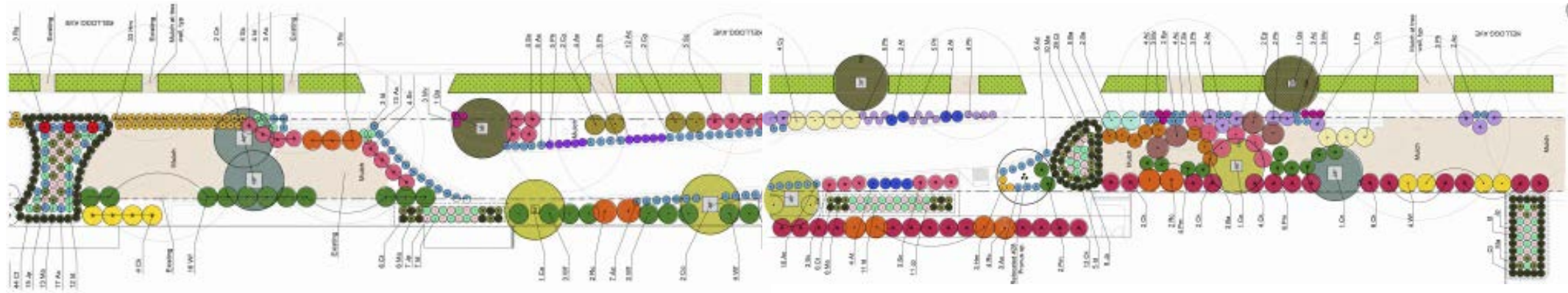
Corner of Bryant and Embarcadero



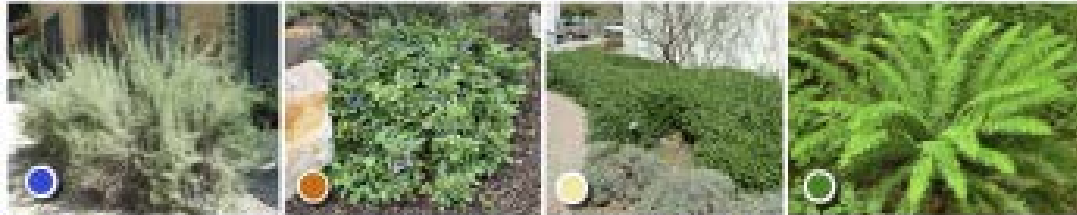
Bioswales in planting areas are included near corner of Kellogg



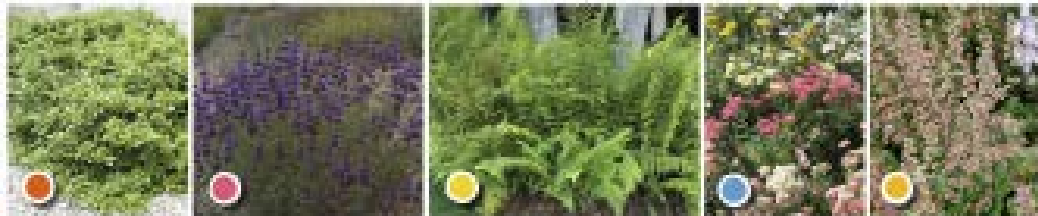
# KELLOGG FRONTAGE PLANTINGS



*Cercis occidentalis* *Cornus nuttallii* *Quercus agrifolia*



*Asteris latifolia* *Berberis aquifolium var. repens* *Ceanothus griseus 'Violet Plaid'* *Polypodium munifolium*



*Rhamnus californica* *Salvia 'Carmel Star'* *Thalictrum dasycarpum* *Achocha matricaria* *Ipomoea pes-caprae*



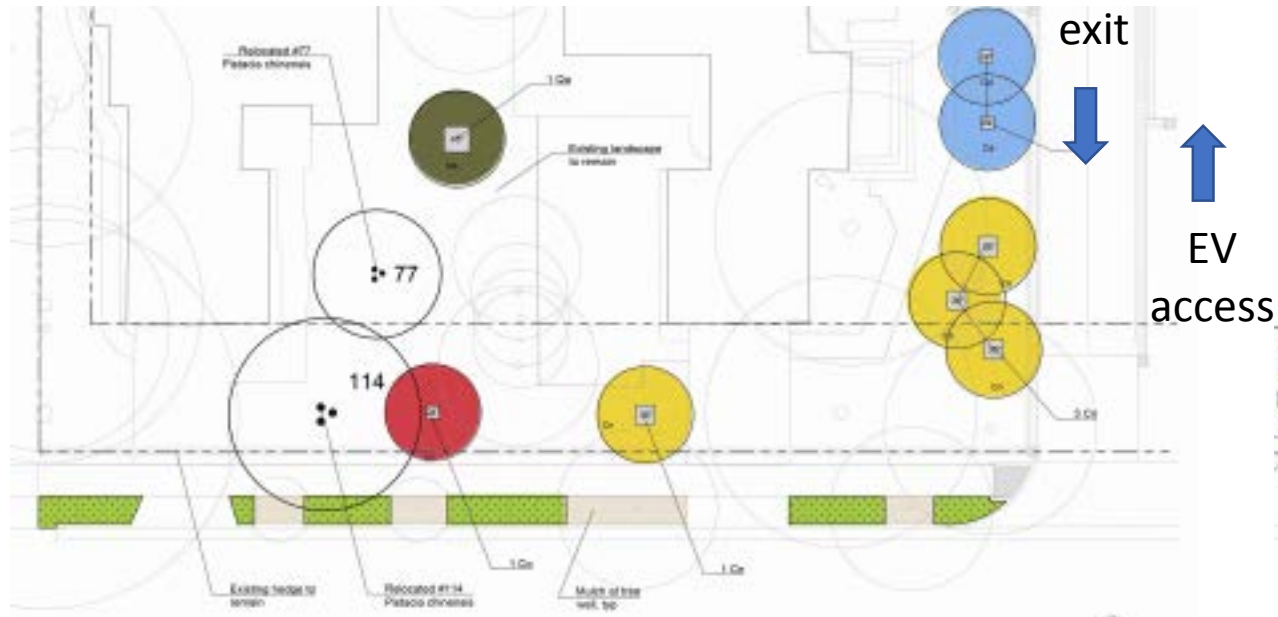
*Hesperis matronalis* *Lavandula angustifolia* *Echinacea purpurea* *Rosa rugosa*



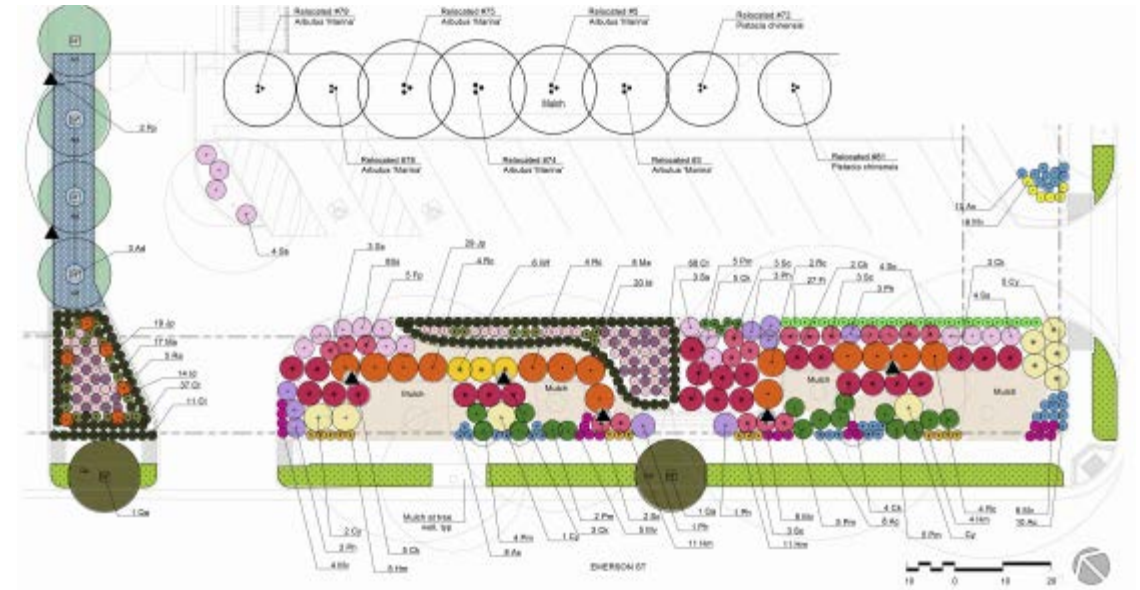
*Syringa vulgaris* *Lonicera xylosteum* *Viburnum cinnamomifolium*



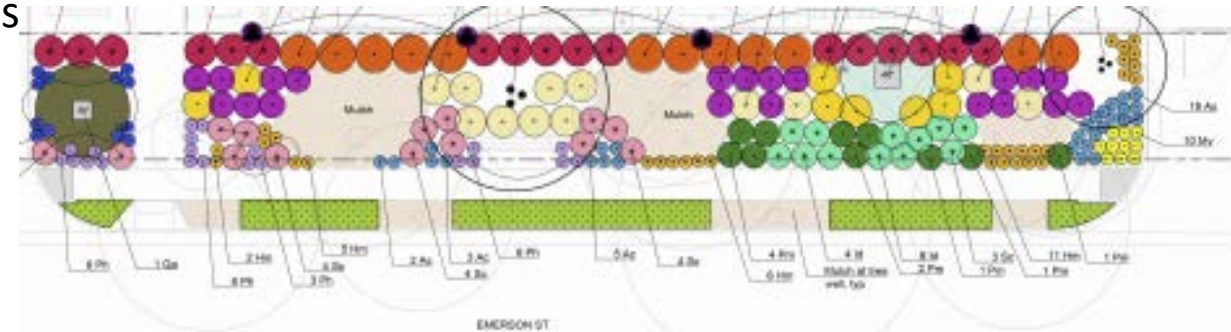
# EMERSON FRONTAGE PLANTINGS



Castilleja's Emerson Street homes



Corner of Kellogg and Emerson



# FENCES

LEGEND

FENCE TYPE 1

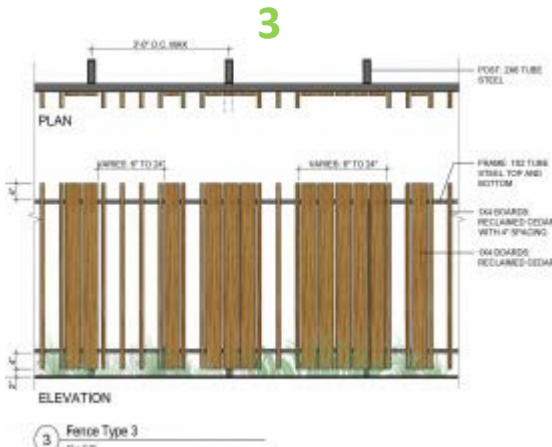
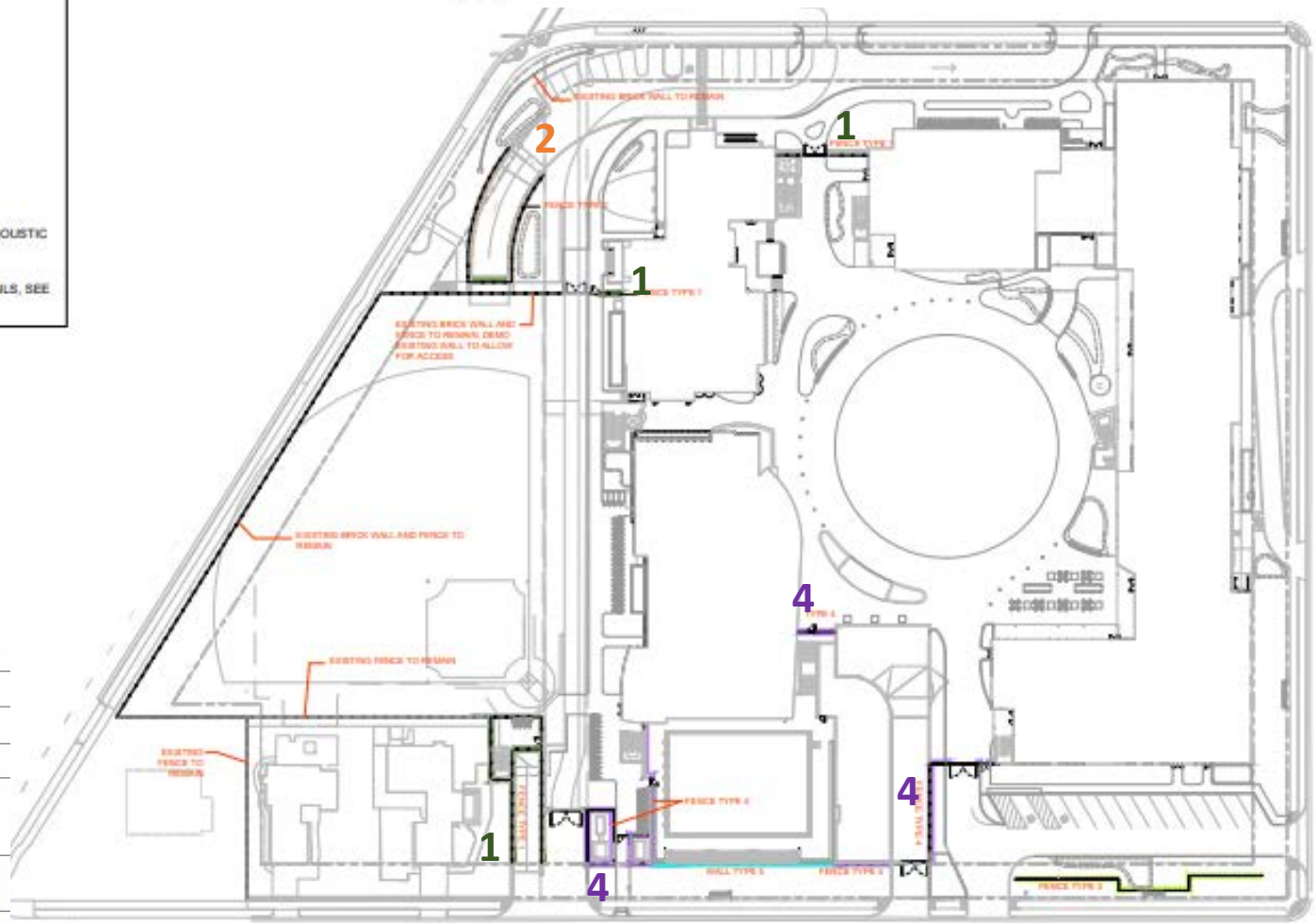
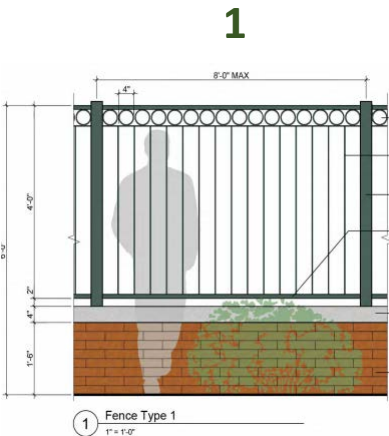
FENCE TYPE 2

FENCE TYPE 3

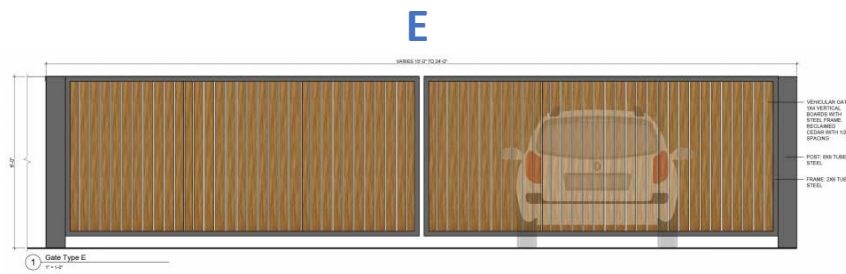
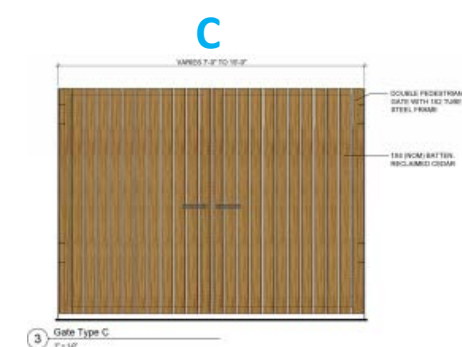
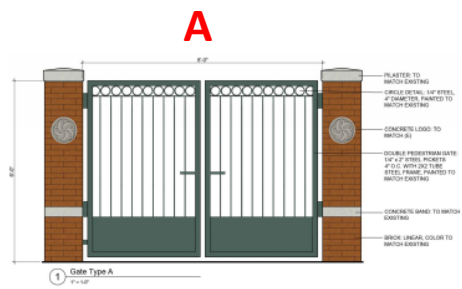
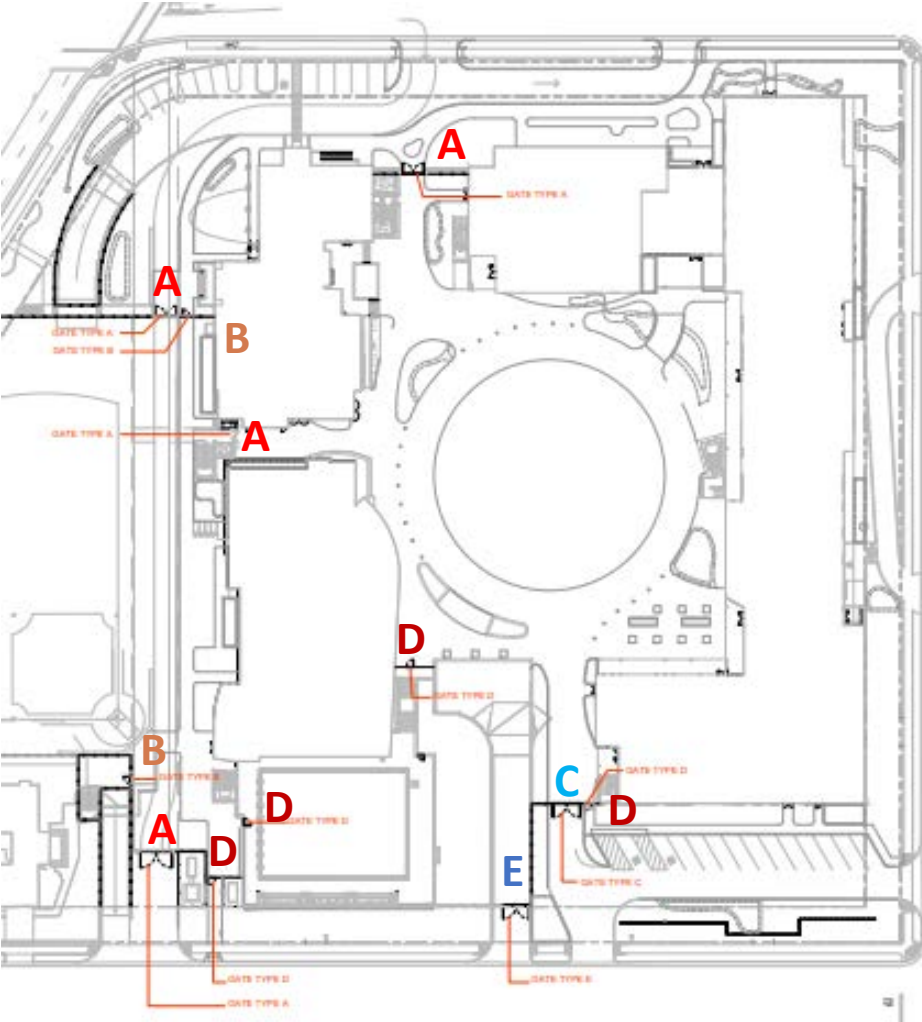
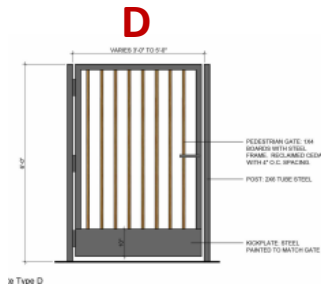
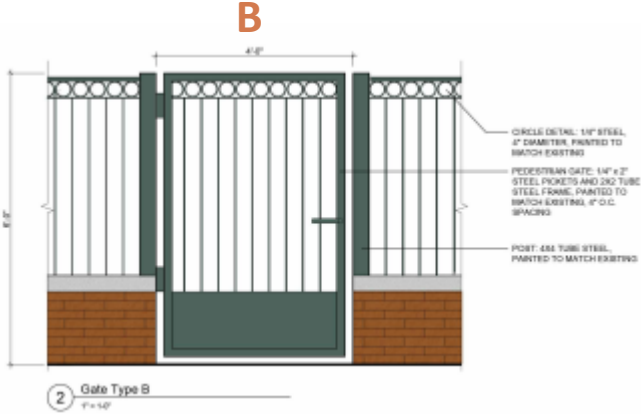
FENCE TYPE 4

WALL TYPE 5 - ACOUSTIC

FOR FENCE DETAILS, SEE SHEET L.3.2

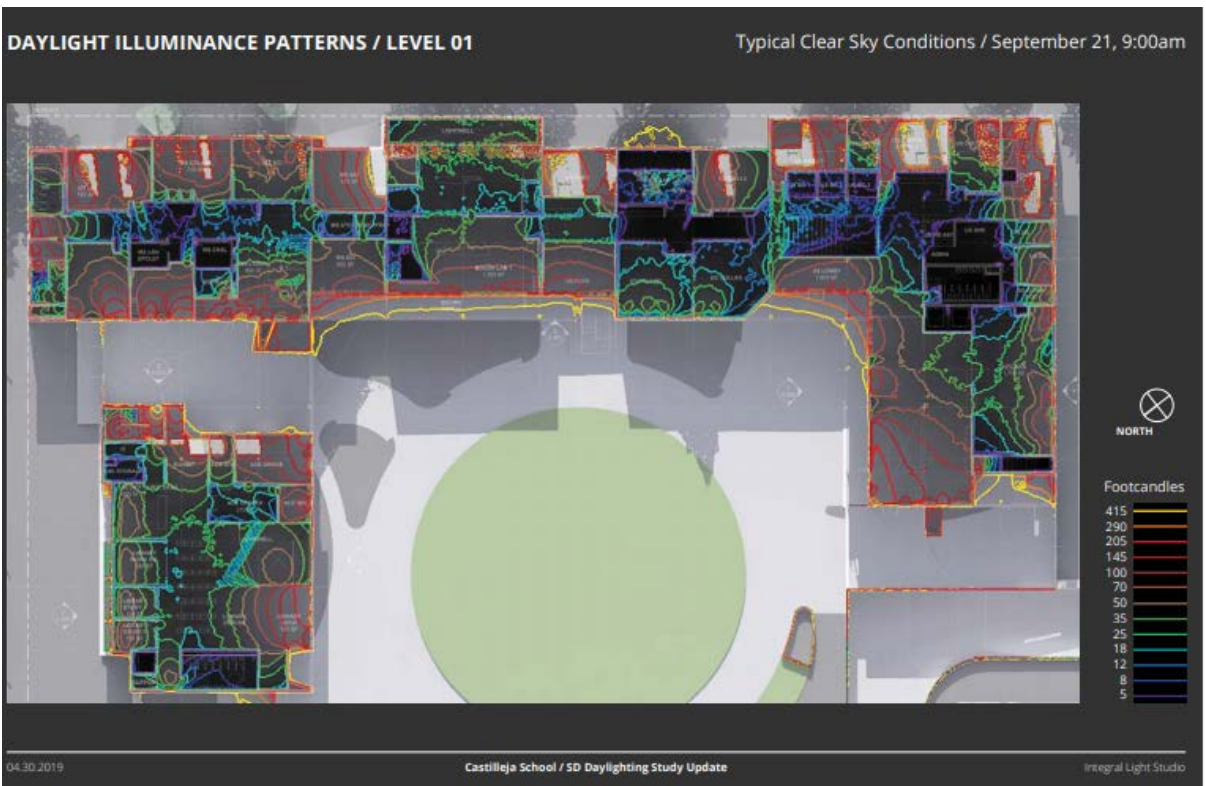
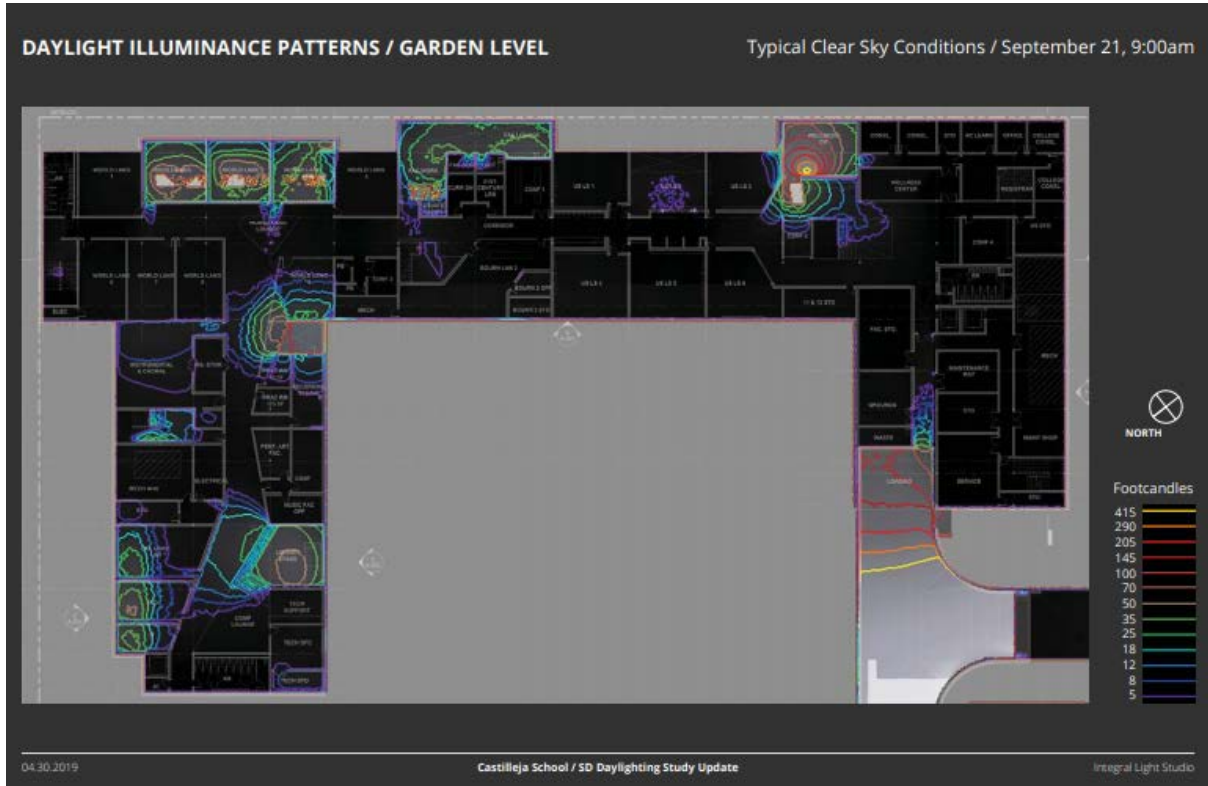


# GATES

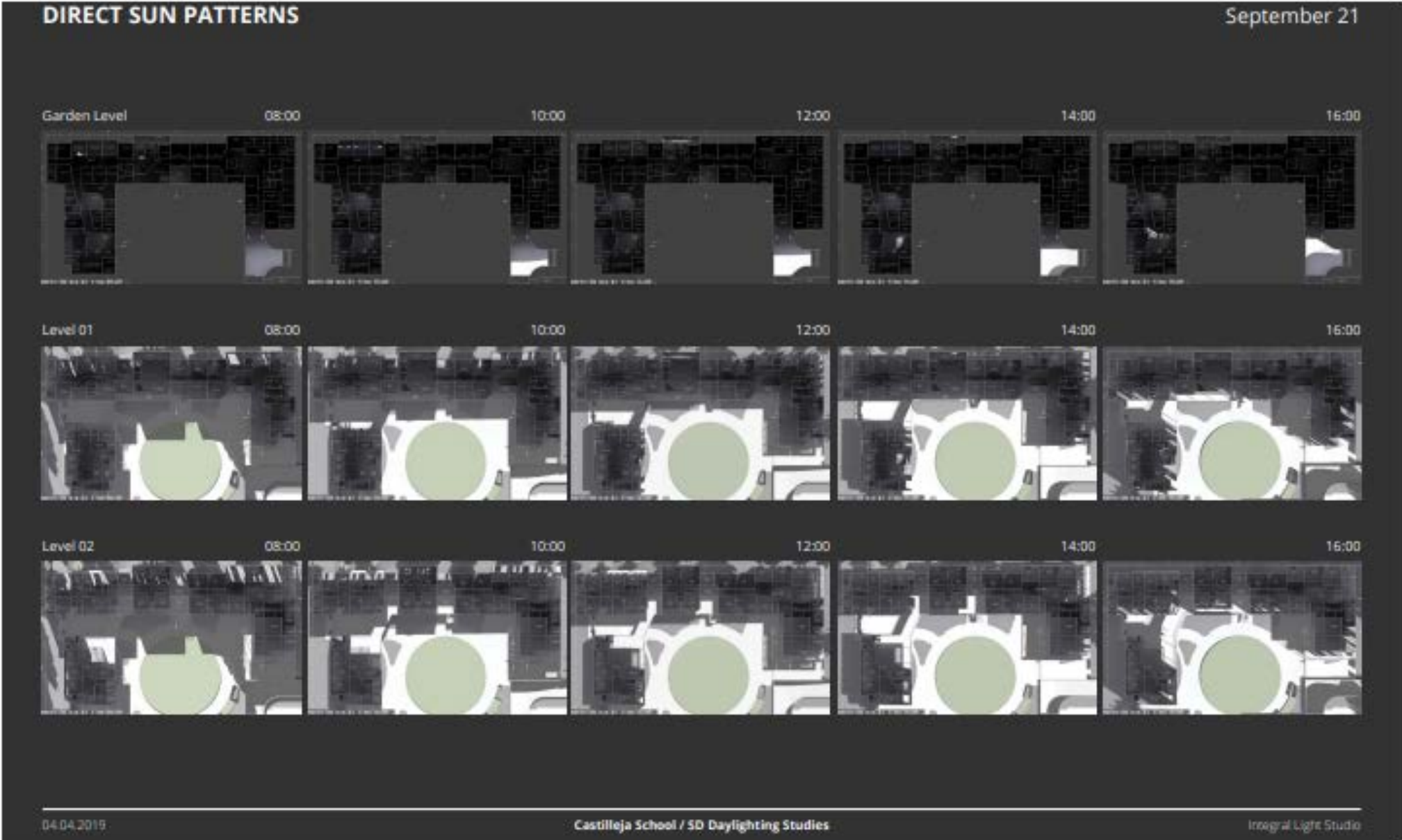




# DAYLIGHT ILLUMINANCE PATTERNS



# CASTILLEJA DAYLIGHT ANALYSIS

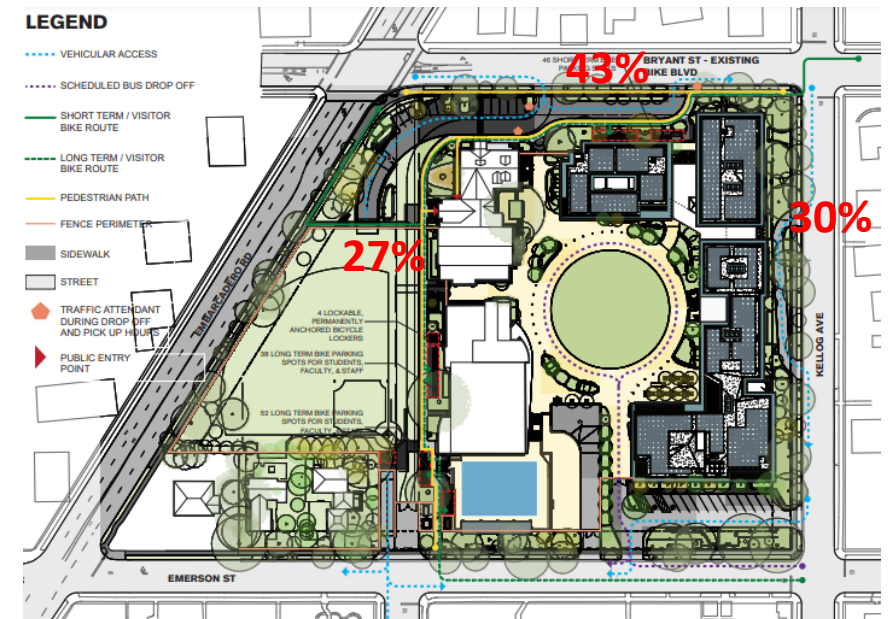


# CIRCULATION PERCENTAGES

## JUNE 2020 TIA OF ALT #4

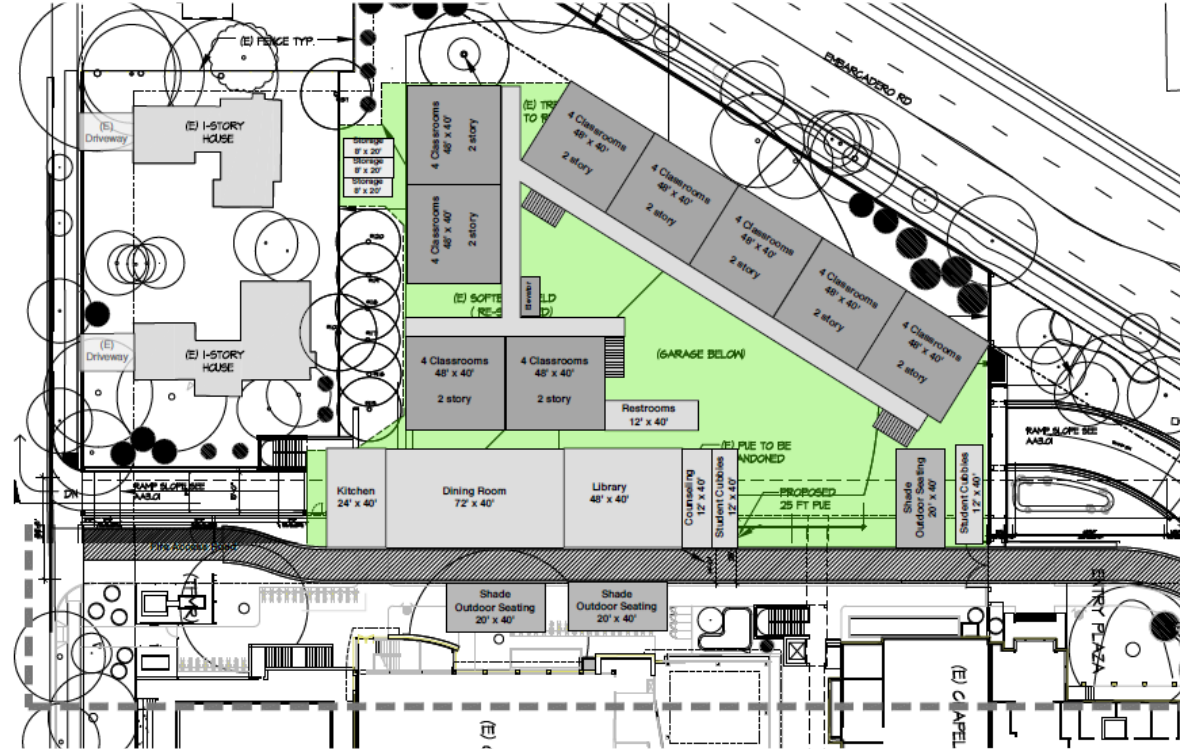
**Recommendation** – To reduce the project alternative local residential street impact to a less-than-significant level, one or more of the following strategies would need to be implemented:

- Redistribute a proportion of users at each drop-off or pick-up area such that approximately 43 percent off all project related private auto travel would use the Bryant Street loop, 30 percent would use the Kellogg Avenue loop and the remaining 27 percent would use the underground garage with an entrance on Bryant Street and exit onto Emerson Street.
- The school and City should modify the existing traffic monitoring program to confirm changes in daily traffic volumes on surrounding streets to see if they match the traffic volumes estimated by this study. Appropriate TDM countermeasures should be developed based on the results of the monitoring program to reduce any measured increases in daily vehicle traffic.





# TEMPORARY CAMPUS



Temporary Campus Layout Relates to Alternative #4

Draft CUP Condition #11 addresses removal of temporary campus – no enrollment past 490 until removed

Site plan showing building layout, parking area, and property line. The plan includes a building with a ramp, a parking area, and a property line. A note indicates: "SEE REPAIR COLLECTION TO COLLECT REPAIRS AT BOTTOM OF LEADING RAMP".

## 2 FLOOR PLAN - POOL



CITY OF  
**PALO  
ALTO**

**AMY FRENCH**

*Chief Planning Official*

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