City Council Motions in March 2021 Regarding the Castilleja School Project

March 15, 2021 Council meeting minutes
March 29, 2021 Council meeting minutes

City Council March 15, 2021 Motion Regarding Parking Garage and Floor Area
A. Treat the underground parking facility as an underground garage, not as a basement
B. Return to Council with an alternative text change counting all the underground garage as floor area
   i. Return to Council with an alternative of not counting floor area or partially counting floor area
   ii. Evaluate the implication of the text change on other properties in R-1 zones
C. Have an independent analysis of the existing floor area both above and below ground

City Council March 29, 2021 Motion to Remand Project to PTC and ARB
A. Allow an enrollment increase starting at 450 students; direct Staff and the Planning and Transportation Commission (PTC) to identify a procedure to allow Castilleja to further increase enrollment up to 540 students in phases, contingent on their verified compliance with objective standards demonstrating “no net new trips” resulting from the preceding enrollment limit, based on the Traffic Demand Management (TDM) Plan Mitigation Measure 7a, and any additional TDM measures the City or Castilleja may find necessary to achieve the “no net new trips” condition of approval
   i. Strengthen existing TDM protections, reporting requirements, and penalties for failure to meet conditions of approval. Penalties should include fees, suspension and reduction of enrollment and streamlining of corrective actions to violations
   ii. To review increases in the number of students as a percentage of the student population within bicycle distance and to further restrict student driving and parking on campus, including consideration of prohibiting driving by juniors
   iii. Evaluate a form of a TDM Oversight Committee
   iv. Consideration by staff and the PTC to allow reduction of required parking based on a TDM
B. Direct Staff and the PTC to review an underground parking facility alternative that allows a maximum of 50 percent of the required on-site parking to be below grade without counting against the project floor area. No more than 50 percent of the required on-site parking may be located below grade
   i. Explore a Residential Parking Program (RPP) or alternative parking strategies for the surrounding neighborhood that prohibits RPP permits from being sold to Castilleja staff or students within the RPP district. The school-side of the streets surrounding Castilleja (Emerson Street, Kellogg Avenue, Bryant Street) shall be exempt from the RPP so Castilleja can continue to park on those streets. Explore requiring Castilleja to cover the expense of implementing the neighborhood RPP
ii. Castilleja’s parking restrictions will be fully enforced. Explore having overflow parking located off-site and not located on residential streets; explore shuttle services satellite lots to accommodate this parking need.

C. Direct Staff and Palo Alto’s Arborist to work with Castilleja to preserve as many protected trees to reduce the loss of protected trees, on campus as can reasonably be accommodated.

D. Evaluate phasing the construction of the new buildings to mitigate impacts associated with construction and evaluate elimination of the need for a temporary campus to be constructed on Spieker Field.

E. Remand the revised building proposal (including the reduction of 4,370 sq. ft.) to the ARB to reconsider the massing and the compatibility of the design within the residential neighborhood context.

F. Evaluate 50 percent of the public art expenses going to the Public Art Fund.

G. Direct Staff to explore the legalities of having a maximum buildout.

H. Direct Staff and the PTC to evaluate 5 major events, and between 50 and 70 special events with no Sunday events.

I. Direct Staff to provide information on Conditional Use Permits from other private schools in surrounding jurisdictions.