From: Charlie Weidanz
To: Planning Commission
Subject: California Ave

 Date:
 Wednesday, March 2, 2022 3:51:57 PM

 Attachments:
 9B80D3CB0BFC42B6BBB2D9E768F4F97B.pnq

You don't often get email from charlie@paloaltochamber.com. Learn why this is important

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Good afternoon;

Would you have a chance to speak with me prior to the March 30th meeting of your commission?

I have a question related to California Ave.

Thank You

Charlie

Charlie Weidanz
President & CEO
Palo Alto Chamber of Commerce & Visitors Center
charlie@paloaltochamber.com
www.paloaltochamber.com

(O) 650.324.3125 (C) 650.773.6414



From: **Aram James**

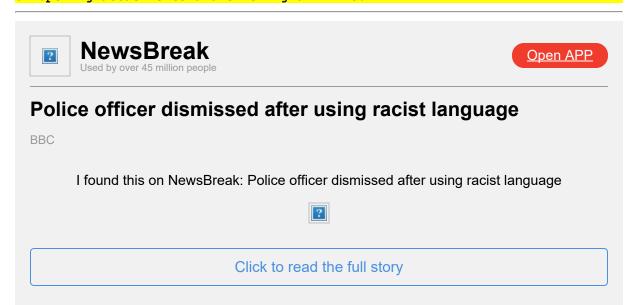
To:

City Mgr; Jonsen, Robert; robert.parham@cityofpaloalto.org; Council, City; Cecilia Taylor; Betsy Nash; chuck jagoda; Perron, Zachary; Tannock, Julie; Figueroa, Eric; Tom DuBois; Sajid Khan; paloaltofreepress@gmail.com; Planning Commission; Human Relations Commission; Jay Boyarsky; Vara Ramakrishnan; Greer Stone; Enberg.

Nicholas; Joe Simitian; Jeff Moore; Winter Dellenbach Police officer dismissed after using racist language

Subject: Date: Wednesday, March 2, 2022 7:00:37 PM

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Sent from my iPhone

From: <u>HeUpdate</u>

To: Robert Chun; HeUpdate; Council, City; Planning Commission

Cc: Lait, Jonathan; Campbell, Clare; Yang, Albert
Subject: RE: Follow-up letter from Palo Alto Forward
Date: Thursday, March 3, 2022 3:34:03 PM

Attachments: <u>image001.png</u>

image002.png image004.png image005.png image006.png image007.png

Hi Robert,

Thank you for your letter. And thank you for your continued interest in the City's Housing Element Update process.

Regards,

Tim



Tim Wong

Senior Planner
Planning and Development Services
(650) 329-2493 | tim.wong@cityofpaloalto.org
www.cityofpaloalto.org













From: Robert Chun <rgchun@gmail.com> Sent: Monday, February 28, 2022 3:46 PM

To: HeUpdate <HeUpdate@CityofPaloAlto.org>; Council, City <city.council@cityofpaloalto.org>; Planning Commission <Planning.Commission@cityofpaloalto.org>

Cc: Lait, Jonathan <Jonathan.Lait@CityofPaloAlto.org>; Wong, Tim <Tim.Wong@CityofPaloAlto.org>; Campbell, Clare <clare.campbell@cityofpaloalto.org>; Yang, Albert

<a href="mailto: Albert.Yang@CityofPaloAlto.org

Subject: Follow-up letter from Palo Alto Forward

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Dear Mayor Burt; Palo Alto City Council; Palo Alto Planning and Transportation Committee; Palo Alto Housing Element Working Group; and Palo Alto City Staff

On behalf of Palo Alto Forward, I've attached a follow-up letter to our prior letter from February 22, which addressed Palo Alto's statutory responsibilities relating to the inclusion

of certain nonvacant sites in the Housing Element site inventory. Please share this letter with the members of the Housing Element Working Group, as well as the City Council and the PTC.

Please let me know if you would like to schedule time to discuss the contents of the letter. As always, thank you all for your work on the Housing Element.

Warm regards,

Robert Chun Board Member, Palo Alto Forward



February 28, 2022

Dear Mayor Burt; Palo Alto City Council; Palo Alto Planning and Transportation Committee; Palo Alto Housing Element Working Group; and Palo Alto City Staff

Palo Alto Forward is a non-profit organization focused on innovating and expanding housing choices and transportation mobility for a vibrant, welcoming, and sustainable Palo Alto. We are a broad coalition with a multi-generational membership, including new and longtime residents. Thank you all for your work on Palo Alto's 6th Cycle Housing Element.

In our February 22nd letter to the City, we noted that Palo Alto appears to be relying on nonvacant sites to accommodate 50 percent or more of its housing need for lower-income households. Under California law, this fact triggers a statutory presumption that "the nonvacant site's existing use is presumed to impede additional residential development." HCD Site Inventory Guidebook Pg. 26-28. Thus, if Palo Alto desires to designate a nonvacant site as appropriate for lower-income housing, its housing element must make "findings based on substantial evidence that the use will likely be discontinued during the planning process." *Id.* (emphasis added). See also Government Code Section 65583.2, subdivision (g)(2).

We are grateful to the Planning and Transportation Committee for discussing our February 22nd letter during its meeting on February 23rd. The full transcript of its discussion is included in Appendix A and begins at 45:00 in the recording of the meeting. In that exchange, City staff suggest that the City intends to meet the "substantial evidence" standard under Section 65583.2 based on several general factors, such as improvement-to-land-value ratios, age of structures, and the strength of the real estate market. Unfortunately, this strategy is demonstrably noncompliant with the plain language of the statute and HCD's published guidance on the "substantial evidence" requirement. Moreover, HCD has already rejected draft Housing Elements that rely on the "substantial evidence" strategy that City staff have described.

I. City's proposed strategy does not comply with HCD guidance

First, the strategy proposed by City staff conflicts with HCD guidance on how cities must meet the "substantial evidence" requirement of Section 65583.2, subdivision (g)(2). <u>HCD Site Inventory Guidebook Pg. 26-28</u>. According to HCD, examples of "substantial evidence" include:

- The lease for the existing use expires early within the planning period.
- The building is dilapidated, and the structure is likely to be removed, or a demolition permit has been issued for the existing uses.
- There is a development agreement that exists to develop the site within the planning period.

- The entity operating the existing use has agreed to move to another location early enough within the planning period to allow residential development within the planning period.
- The property owner provides a letter stating its intention to develop the property with residences during the planning period.

Notably, each of HCD's examples of "substantial evidence" relies on specific findings relating to the property owner's intent to discontinue the existing use. In contrast, the strategy described by City staff at the PTC meeting ignores the intent of the property owner and instead speculates as to the owner's intent based on generalized economic factors. This approach is substantially less rigorous than any of the examples described by HCD. Moreover, this approach directly conflicts with HCD guidance that generalized findings (such as the health of a local real estate market) are disfavored.¹ Only specific findings related to a site's current existing use, such as those described by HCD, can rebut the statutory presumption that nonvacant sites are ineligible to fulfill more than 50% of a city's lower-income housing allocation.

II. City's proposed strategy has already been rejected by HCD

Second, the strategy proposed by City staff has already been rejected by HCD. We urge Palo Alto to consider the experience of the City of Redondo Beach, which recently attempted to meet the "substantial evidence" requirement with a similar set of generalized factors. As Palo Alto has proposed to do, Redondo Beach did not make specific findings relating to an owner's intent to discontinue a site's existing use. Rather, the City's Housing Element relied on factors such as improvement-to-land-value ratios, the age of the structures, and the existing floor-area ratio. See e.g., City of Redondo Beach 2021-2029 Housing Element, Pg. 73-77.

Last month, HCD rejected Redondo Beach's Housing Element, noting that:

"This finding from HCD's September 2, 2021 letter has not been satisfied. Government Code section 65583.2, subdivision (g)(2) states, 'An existing use shall be presumed to impede additional residential development, absent findings based on substantial evidence that the use is likely to be discontinued during the planning period." January 2 2022 HCD Letter to Redondo Beach Appendix Pg. 2

In particular, HCD noted that Redondo Beach had failed to make sufficiently specific findings relating to the intent of the property owner to discontinue the use on the nonvacant site:

"For another example, the element describes existing uses on the sites as franchises as opposed to national chain stores, thus implying franchises are not

¹ As HCD emphasizes: "While the sites may be located in an area with common economic issues, individual owners may not wish to sell their property or redevelop their site with residential uses. In addition, each site's existing use, e.g., grocery store, retail shop, parking lot, and offices, may have lease agreements of different lengths of time or the owner may not wish to relocate or redevelop the site with a more intensive residential use. In this type of situation, use of the same findings for the multiple sites would not be appropriate." <a href="https://example.com/hchairs/hc

as permanent as national chain stores. The element additionally states that the owner of the largest shopping center has "strong" interest with some experience in introducing high density residential into commercial centers in other cities. This analysis does not satisfy the statutory requirement of substantial evidence that the use is likely to discontinue during the planning period. Each site must be analyzed as to its unique qualities and whether existing uses impede additional development. Additional analysis that provides substantial evidence the uses are likely to discontinue within the planning period is required to identify these sites to accommodate the City's RHNA. Alternatively, the element may identify and analyze different sites." Id. (emphasis added)

Unless these issues are remedied by Redondo Beach, HCD has indicated that it "may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i)." *Id.* at 2. To avoid the serious consequences of such a revocation, and to ensure that we successfully plan for lower-income housing, we urge Palo Alto to adopt a more rigorous approach to its "substantial evidence" findings.

Conclusion

We hope that this letter has helped clarify Palo Alto's responsibilities under Section 65583.2, subdivision (g)(2). In light of the statutory language, HCD guidance, and enforcement history cited above, we ask that Palo Alto take the following actions:

- 1. Reach out to the owners of all nonvacant, lower-income sites. See Appendix B ("Lower-Income Sites in Palo Alto's Proposed 6th Cycle Site Inventory").
- 2. Make specific findings as to whether any of the following criteria apply to the site:
 - The lease for the existing use expires early within the planning period.
 - The building is dilapidated, and the structure is likely to be removed, or a demolition permit has been issued for the existing uses.
 - There is a development agreement that exists to develop the site within the planning period.
 - The entity operating the existing use has agreed to move to another location early enough within the planning period to allow residential development within the planning period.
 - The property owner is willing to provide a letter stating its intention to develop the property with residences during the planning period.
- 3. If none of the above criteria applies to the site, then remove the site from the site inventory and replace it with a site that meets one of the above criteria.

This approach aligns with the language of Section 65583.2, subdivision (g)(2) and HCD's existing guidance. We welcome any questions, comments, or clarifications. As indicated in our

previous letter, we look forward to working with the City to approve a legally-compliant Housing Element that successfully plans for a more sustainable, affordable, and equitable future.

Sincerely,

Robert Chun Board Member

Appendix A: Partial Transcript of February 23rd, 2022 PTC Meeting

Starting at 45:00

Commissioner Hechtman: "These questions relate to a letter that we received this week that talked about a requirement that the HCD has that, where you -- and I'm going to paraphrase it, I hope not poorly -- where more than 50% of your low-income housing is identified on non-vacant sites, then you have to provide "substantial evidence" that during the RHNA cycle, whatever the impediments to developing low-income housing on those sites, will go away. So I thought it was an interesting letter. We hadn't talked about that on the PTC. And so the first question I had was actually for Assistant City Attorney Yang. I wanted to know if the description of that requirement in that letter from a local group is pretty accurate as to the requirement."

Mr. Yang: "So, I haven't reviewed that letter, but I can speak to the general requirement that we do have to show that the sites that we identify are, maybe Mr. Wong can help me out here."

Mr. Wong: "Suitable and available."

Mr. Yang: "That's right, suitable and available, and so there is some evidentiary showing that we have to make and that is a part of the site selection effort that the Working Group and Mr. Wong and our consultant have been doing -- is, you know, finding sites where we can make that showing, where we think our selection will be defensible."

Commissioner Hechtman: "OK, that's helpful. Then that leads into my next question, which is, in the Working Group, was this substantial evidence requirement regarding the sites where low-income housing would go, was that part of the dialogue with the Working Group? Did they examine that? Did they examine that and come up with findings or categories of findings so that we could support . . . the low-income BMRs, at least in excess of 50%?"

[Commissioner Lauing invites Mr. Wong to describe the Working Group's methodology]

Mr. Wong: Sure. And, so, as part of our methodology -- we did present our methodology of how these sites were identified to the WG -- and one of the main factors is what is known as the ILR, the improvement to land ratio, in which, if the improvements -- and we used county assessor's data or figures -- and basically, we had this ILR ratio of less than 1.5. In other words, if the improvements were 1.5 times or less the land value, then we said that's appropriate for redevelopment, because if it had a higher ratio than 1.5, in other words, if let's say, the improvement per the county assessor was \$4M and the land was worth \$1M, that means there are substantial improvements on the property, therefore it would be a lesser likelihood of redevelopment. So that was our first go around in identifying these sites. And the reason we used the 1.5 ILR ratio is because A) that was what we used in our current housing element to identify sites, and that was accepted by HCD, and in discussions with our consultants they supported that, and secondly, we looked at structures that were older than 20 years, and an association with that ILR, but that was part of our methodology. In addition, we looked at sites

that don't have multi-family units on the site. There are some that are underdeveloped, if you will, but that was another methodology that we used to make sure that A) we wouldn't impact or have result in large displacement, and secondly, that also helped the opportunity for redevelopment if there weren't already existing residences on the site. And, in addition, we're still working on compiling other substantial evidence, such as in Palo Alto, because of the value, we have been receiving redevelopment proposals, even before we started this update process, which shows the strength of the Palo Alto residential real estate market for redevelopment. So those are just some of those items that we are, that will go into the Housing Element to provide that substantial evidence."

Commissioner Hechtman: "OK. I appreciate that additional information. So here's my concern. We need to designate roughly 6,100 units, and present that to HCD. We need a 10% buffer. And what we've seen -- the Working Group had a larger buffer, but has pulled some potential out, including these parking lots, to get us closer to that 10%. My worry is that, if we flow through with the WG recommendations, we recommend that to the Council, and the Council adopts that and forwards it to HCD, I'm worried that HCD is going to reject some substantial portion of these units, if we're not properly, in their view, providing substantial evidence of the availability of these nonvacant sites during the next RHNA cycle for low-income housing. And so my thinking is, to protect against that -- because if that happens and if HCD doesn't certify the Housing Element, they don't satisfy our RHNA figures, and they send it back to us, and we're late, and there are penalties for being late. So my thought is, to protect against that risk, let's build a bigger buffer. And so that's another reason I like including the city owned parking lots, because it makes a bigger buffer. And we don't have to, you know, make those the first ones that get developed -- but it avoids the possibility of us getting kicked back to us. So that's why when we get to voting on it, I'm going to be supporting adding these back in."

Appendix B: Lower-Income Sites in Palo Alto's Proposed 6th Cycle Site Inventory

Note: This data is from the <u>February 17, 2022 memorandum</u> to the Housing Element Ad Hoc committee.

Category/Strategy	Site Address or Street	Zip Code	APN	Acres	Current Use	Potential Minus Existing Units	Income Category
MFA							
MFA	160 FOREST AV	94301	12027047		One story fitness center (FAR: 0.8), surface parking	26	Lower
WG Suggestions	3877 EL CAMINO RE	94303	13241091	0.75	Vacant	24	Lower
WG Suggestions	Leghorn St	94303	14705012	0.85	Auto storage	27	Lower
Total						77	
Upzone							
Upzone	850 MIDDLEFIELD RD	94301	12005011	0.66	One story medical offices (FAR: 0.7), surface parking	15	Lower
Upzone	652 HOMER AV	94301	12005008	0.64	One story medical offices (FAR: 0.5), surface parking	15	Lower
Upzone	4146 El Camino Real	94301	13724034	0.77	Vacant	18	Lower
Upzone	1681 EL CAMINO REAL	94306	12425044	0.91	One story medical offices (FAR: 0.5), surface parking	21	Lower
Upzone	853 MIDDLEFIELD RD	94301	332094	0.80	One story medical offices (FAR: 0.5), surface parking	19	Lower
Upzone	4151 Middlefield Rd	94301	12715023	0.93	Two story office space (FAR: 0.6), surface parking	22	Lower
Upzone	3606 El Camino Real	94301	13708080	0.65	Vacant	15	Lower
Upzone	4085 El Camino Wy	94306	13243153	0.71	One story retail (FAR: 0.4), surface parking	17	Lower
Upzone	4113 EL CAMINO WY	94306	13244022	0.64	One story preshcool (FAR: 0.5), surface parking	15	Lower
Upzone	2754 MIDDLEFIELD RD	94306	13255029	0.55	One story Retail (FAR: 0.5), surface parking	13	Lower
Upzone	2811 MIDDLEFIELD RD	94306	12734098	1.74	Supermarket (FAR: 0.5), surface parking	41	Lower
Upzone	3902 MIDDLEFIELD RD	94303	14708048	4.26	One story strip mall (FAR: 0.4), surface parking	102	Lower
Upzone	3901 El Camino Real	94301	13242073	1.10	One story Hotel (FAR: 0.4), surface parking	35	Lower
Upzone	EL CAMINO REAL	94301	13238072	1.11	Surface parking	35	Lower
Upzone	320 SAN ANTONIO RD	94306	14709069	0.76	Vacant	24	Lower
Upzone	3375 EL CAMINO REAL	94301	13239088	0.74	One story restaurant (FAR: 0.2), surface parking	23	Lower
Upzone	4224 EL CAMINO REAL	94301	16708037	0.63	One story restaurant (FAR: 0.5), surface parking	20	Lower
Upzone	4230 El Camino Real	94301	16708030	0.52	One story car rental (FAR: 0.4), Surface parking	16	Lower
Upzone	3903 EL CAMINO REAL	94306	13242072	0.53	One story bank (FAR: 0.5), surface parking	16	Lower

Upzone	3200 EL CAMINO REAL	94306	14220037	0.61	Two story lodging (FAR: 0.5), surface parking	19	Lower
Upzone	4238 EL CAMINO REAL	94306	16708031	0.65	Two story lodging (FAR: 0.5), surface parking	20	Lower
Upzone	4256 EL CAMINO REAL	94306	16708042	0.60	One story restaurant (FAR: 0.4), surface parking	19	Lower
Upzone	4279 EL CAMINO REAL	94306	14801016	0.80	Two story lodging (FAR: 0.7), surface parking	25	Lower
Upzone	4345 EL CAMINO REAL	94306	14809011	0.95	Two story lodging (FAR: 0.4), surface parking	30	Lower
Upzone	760 San Antonio Ave	94303	14705091	0.65	One story retail (FAR: 0.5), surface parking	20	Lower
Upzone	87 ENCINA AV	94301	12033001	0.57	Two story office space (FAR: 0.8), surface parking	18	Lower
Upzone	4291 El Camino Real	94301	14809014	1.16	Two story bank (FAR: 0.6), surface parking	37	Lower
Upzone	720 SAN ANTONIO RD	94303	14705087	1.36	One story office space (FAR: 0.5), surface parking	43	Lower
Upzone	841 El Camino Real	94301	12034001	0.64	One story car wash (FAR: 0.2), surface parking	20	Lower
Upzone	788 SAN ANTONIO AV	94303	14703041	0.58	One story substandard office space (FAR: 0.5), surface parking	18	Lower
Total						751	
Caltrain Sites							
Between 1/4 and 1/2 Mile from							
California Ave. or San Antonio Station	PARK BL	94306	13232043	1.38	Surface Parking	44	Lower
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	2400 EL CAMINO REAL	94306	14220012	0.75	One story bank (FAR: 0.2), surface parking	24	Lower
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	2673 EL CAMINO REAL	94306	13236077	0.64	One story restaurant and retail (FAR: 0.3), surface parking	20	Lower
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	2310 EL CAMINO REAL	94306	13701129	0.76	One story restaurant (FAR: 0.4), surface parking	24	Lower
Between 1/4 and 1/2 Mile from Downtown Station	300 HAMILTON AV	94301	12016096	0.75	CD-C (P); PF Five story office building (FAR: 1.2), surface parking	24	Lower
Between 1/4 and 1/2 Mile from Downtown Station	530 LYTTON AV	94301	12003070	0.67	CD-C (P) Four story office building (FAR: 0.8)	21	Lower
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	Cambridge ave	94306	12432050	0.65	Parking structure	20	Lower
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	3197 PARK BL	94306	13226076	0.59	One story office space (FAR: 0.6), surface parking	18	Lower
1/4 Mile from California Ave. or San Antonio Station	156 N CALIFORNIA AV	94306	12428045	1.14	CC (2)(R)(P) One story grocery store (FAR: 0.4), surface parking	45	Lower
1/4 Mile from California Ave. or San Antonio Station	150 GRANT AV	94306	12429020	0.60	CC (2)(R) One story office space (FAR: 0.5), surface parking	23	Lower
1/4 Mile from California Ave. or San Antonio Station	NITA AV	94306	14709056	1.25	Surface Parking	50	Lower
Total						313	

Frequent Bus Routes						Existing	
1/2 Mile of Frequent Bus Routes	MAYBELL AV	94306	13724045	0.56		17	Lower
1/2 Mile of Frequent Bus Routes	561 VISTA AV	94306	13737004	0.65		20	Lower
1/2 Mile of Frequent Bus Routes	4170 EL CAMINO REAL	94306	13724046	1.01	CS One story grocery store (FAR: 0.5), surface parking	32	Lower
1/2 Mile of Frequent Bus Routes	3150 EL CAMINO REAL	94306	14220054	0.75	CS One story Restaurant (FAR: 0.3), surface parking	24	Lower
Total						93	
Faith-Based Institutions							
Faith-Based Institutions (surface parking/vacant space)	1985 Louis Rd	94303	350022	1.09	Faith-based institution	26	Lower
Faith-Based Institutions (surface parking/vacant space)	1140 Cowper St	94301	12018048	0.61	Faith-based institution	14	Lower
Faith-Based Institutions (surface parking/vacant space)	2890 Middlefield Rd	94306	13203193	0.76	Faith-based institution	18	Lower
Faith-Based Institutions (surface parking/vacant space)	3149 Waverley St	94306	13220161	0.69	Faith-based institution	16	Lower
Faith-Based Institutions (surface parking/vacant space)	3505 Middlefield Rd	94306	12747042	1.50	Faith-based institution	36	Lower
Total				4.65		110	
GM							
GM	950 INDUSTRIAL ST	94303	14701061	0.54	One story office space (FA	17	Lower
GM	937 INDUSTRIAL AV	94303	14701086	0.57	Two story office space (FA	18	Lower
GM	990 COMMERCIAL ST	94303	14701041	0.79	Two story office space (FA	25	Lower
GM	4030 FABIAN WY	94303	12715010	0.55	Two story office space (F	17	Lower
GM	TRANSPORT ST	94303	14702017	0.66	Surface parking	21	Lower
GM	3940 Fabian Wy	94303	12737023	1.27	Two story office space (FA	40	Lower
GM	3960 Fabian Wy	94303	12737019	0.68	One story vacant office sp	21	Lower
GM	3980 Fabian Wy	94303	12737018	0.69	One story vacant office sp	22	Lower
GM	811 E Charleston Rd	94303	12737016	0.54	One story auto repair (FA	17	Lower
GM	4045 TRANSPORT ST	94303	14701070	0.54	One story office space (FA	17	Lower
GM	4007 TRANSPORT ST	94303	14701097	0.54	One story office space (FA	17	Lower
GM	4083 TRANSPORT ST	94303	14701116	0.51	Two story office space (FA	16	Lower
Total						248	
ROLM							
ROLM	1035 E Me	94303	12710056	1.00	One story office space	32	Lower

-							
ROLM	1051 E Me	94303	12710082	1.07	One story office space	34	Lower
ROLM	1053 E ME	94303	12710081	1.60	One story office space	51	Lower
ROLM	1085 E Me	94303	12710110	1.43	One story office space	45	Lower
ROLM	3600 W Ba	94303	12710076	2.08	Two story office space	66	Lower
ROLM	3500 W Ba	94303	12736031	1.40	Two story office space	44	Lower
ROLM	3460 W Ba	94303	12736029	1.49	Two story office space	47	Lower
ROLM	3350 W Ba	94303	12736040	3.96	Two story office space	126	Lower
ROLM	1020 E Me	94303	12710103	2.50	One story office space	79	Lower
ROLM	1036 E Me	94303	12710094	3.06	One story office space	97	Lower
ROLM	1050 E Me	94303	12710099	2.62	Two story office space	83	Lower
ROLM	1052 E Me	94303	12710084	0.94	One story office space	30	Lower
ROLM	1060 E Me	94303	12710049	1.13	One story office space	36	Lower
ROLM	1066 E Me	94303	12710050	2.15	One story office space	68	Lower
ROLM	1068 E Me	94303	12710051	1.00	One story office space	32	Lower
ROLM	1076 E Me	94303	12710072	1.00	One story office space	32	Lower
Total						902	

From: Andie Reed

To: Shikada, Ed; City Mgr; Architectural Review Board; Planning Commission; Council, City

Subject: Castilleja - Unanswered Issues re GFA

Date: Friday, March 4, 2022 8:39:16 AM

Attachments: GFA5-17-21plans.pdf

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Dear City Manager Shikada, CC: ARB, PTC, City Council

I represent neighbors who have very grave concerns that the boards, commissions and City Council are not being provided accurate, essential information to allow for an informed analysis regarding the Castilleja project. We appeal to you to rectify this.

The project states that the school proposes to retain or reduce current gross floor area, which requires a variance. Many buildings over the years have been added to the site without their floor areas being properly counted, and Castilleja's current Floor Area Ratio is significantly in excess of allowed FAR. Because of the many inconsistencies in the plans, we have requested clarification over the past 5 years about this issue from the planning department, and in 5 years, have never received a straightforward answer that would lead to our understanding of why this project is being advanced. In two years of PTC and city council meetings, questions regarding what GFA is being requested versus what is allowed on this site have been asked but not answered accurately if at all.

In March 2021 the city council requested, and the planning department solicited, an official third-party measurement of Castilleja's existing above-grade (GFA) and below-grade square footages. In Nov 2021, the planning department published the **Dudek GFA study.** The school is proposing to demolish 5 buildings and build one large building. Neighbors have noted for 5 years that the proposed large building is unusually massive for the site. This new study shows our instincts were correct.

Please answer the questions below. We respectfully request a response within the next week, as opposed to offering promises that this will be addressed at some future time that never comes.

Questions:

- 1. Analysis of the Dudek GFA study appears to show that the proposed square footage being requested by Castilleja has increased to a FAR of .479, since volumetrics would be included in any analysis of current GFA. Is that the case? It appears that the allowed FAR for the site is .303. Is that the case? Please translate that to how many square feet of gross floor area is being requested over that allowed by code.
- 2. In our review of the most recent plans from May 17, 2021, pages G.004 and G.005, it appears that **additional** Gross Floor Area totaling 7,100SF is being proposed but not counted towards GFA (see att'd GFA5-15-21plans).

- a. The pool equipment building at 4,300SF is underground but not under a building nor a part of a building
- b. The lower level main building (LL1) is 2,800SF larger than the first floor building (L1), therefore not fully under the building.

Would these two underground spaces be considered exempt from GFA? I discussed these pages of the plans with the planning director last summer and have brought it up by email and written and oral communications to the PTC, but have not received an explanation.

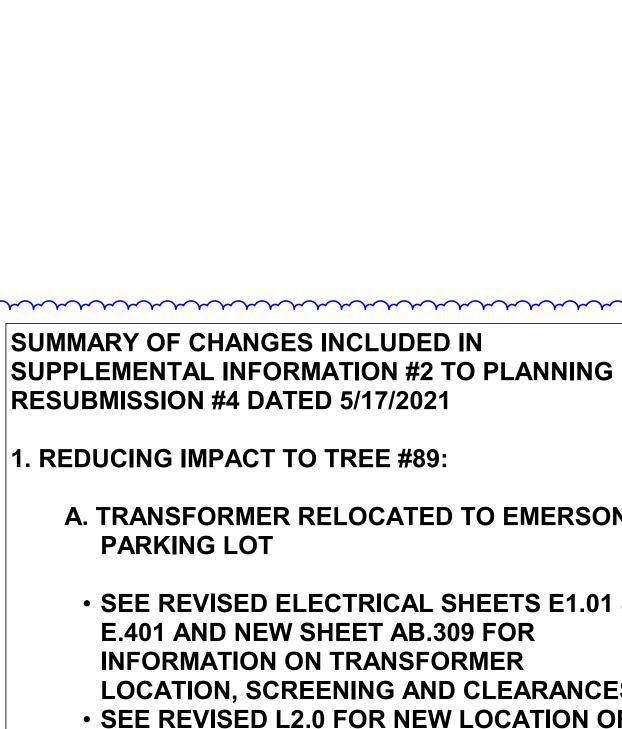
3. Although it doesn't add to GFA or FAR, it appears, by review of the plans, that the underground square footage, not including the garage, is proposed to increase from 41,000SF to 80,000SF. Please confirm that the school is proposing to increase its underground class space by 39,000SF.

We appreciate that you will ensure straightforward, direct and correct answers are provided, as our experience in this regard has been discouraging.

Thank you, Andie Reed

--

Andie Reed CPA Palo Alto, CA 94301



A. TRANSFORMER RELOCATED TO EMERSON **PARKING LOT**

- SEE REVISED ELECTRICAL SHEETS E1.01 & E.401 AND NEW SHEET AB.309 FOR INFORMATION ON TRANSFORMER LOCATION, SCREENING AND CLEARANCES • SEE REVISED L2.0 FOR NEW LOCATION OF
- UNPROTECTED TREES 3,5, & 74 RELOCATED TO ACCOMODATE NEW TRANSFORMER LOCATION
- SEE REVISED G.031 FOR RELOCATION OF **BIKE PARKING SPACES**
- SEE REVISED T.3.5 FOR FURTHER REDUCED **IMPACT TO PROTECTION ZONE OF TREE #89**

B. RELOCATED POOL STAIR

- SEE REVISED SHEET AB.100 AND NEW SHEET AB100B FOR RELOCATED STAIR **PLAN**
- SEE REVISED T.3.5 FOR REDUCED TREE **IMPACT OF TREE #89**

2. REDUCING IMPACT TO TREE #87 & #89:

- SEE NEW SHEETS AB.807 & AB.808 FOR **DETAILED SECTIONS SHOWING EXCAVATION AND SHORING DETAILS RELATED TO POOL CONSTRUCTION IN RELATION TO THE TREE PROTECTION ZONE**
- 3. REDUCE GFA TO ADDRESS DISCREPANCY IN EXISTING SQUAREFOOTAGE OF CLASSROOM BUILDING PER PERMIT RECORDS AS NOTED IN THE 3.8.21 PLANNING DEPARTMENT MEMO
 - SEE REVISED SHEET G.005 FOR REVISED **GFA ON LEVEL 1 & 2. AREA REDUCTION IS A** COMBINATION OF REDUCED BUILDING FOOTPRINT AND ADDITIONAL OUTDOOR OPEN DECK SPACE ON LEVEL 2. NOTE, WHILE BASEMENT AREA IS NOT COUNTED TOWARDS GFA, BASEMENT FOOTPRINT IS REDUCED TO TRACK WITH REDUCED FOOTPRINT ABOVE GRADE. SEE REVISED G.004.
 - SEE NEW SHEET G.006 FOR DIAGRAM SHOWING PERCENT OPENESS OF UPPER **LEVEL DECKS**

CASTILLEJA SCHOOL 1310 Bryant St, Palo Alto, CA 94301

ARB RESUBMISSION #4 10/22/2020

WITH SUPPLEMENTARY INFORMATION #2 DATED 05.17.2021

G.000

510-585-6445

PHASES 3 & 4: SHERWOOD DESIGN ENGINEERS 2548 MISSION STREET SAN FRANCISCO, CA 94110 415-677-7300

LANDSCAPE

STRUCTURAL

MAR STRUCTURAL DESIGN

2332 FIFTH STREET

BERKELEY, CA 94710

ELECTRICAL

75 E SANTA CLARA STREET

INTEGRAL GROUP 75 E SANTA CLARA STREET

INTEGRAL GROUP

SAN JOSE, CA 95113

SAN JOSE, CA 95113

510-991-1102

6TH FLOOR

408-448-6300

6TH FLOOR

408-448-6300

BFS LANDSCAPE ARCHITECTS CHARLES M. SALTER ASSOCIATES INC. 425 PACIFIC STREET 100 WEST SAN FERNANDO SUITE 20 SUITE 430 MONTEREY, CA 93940 SAN JOSE, CA 95113 831-646-383 408-295-4944

AQUATICS

WATER DESIGN, INC. 5047 GALLERIA DRIVE MURRAY, UTAH 84123 801-261-4009

ACOUSTICAL

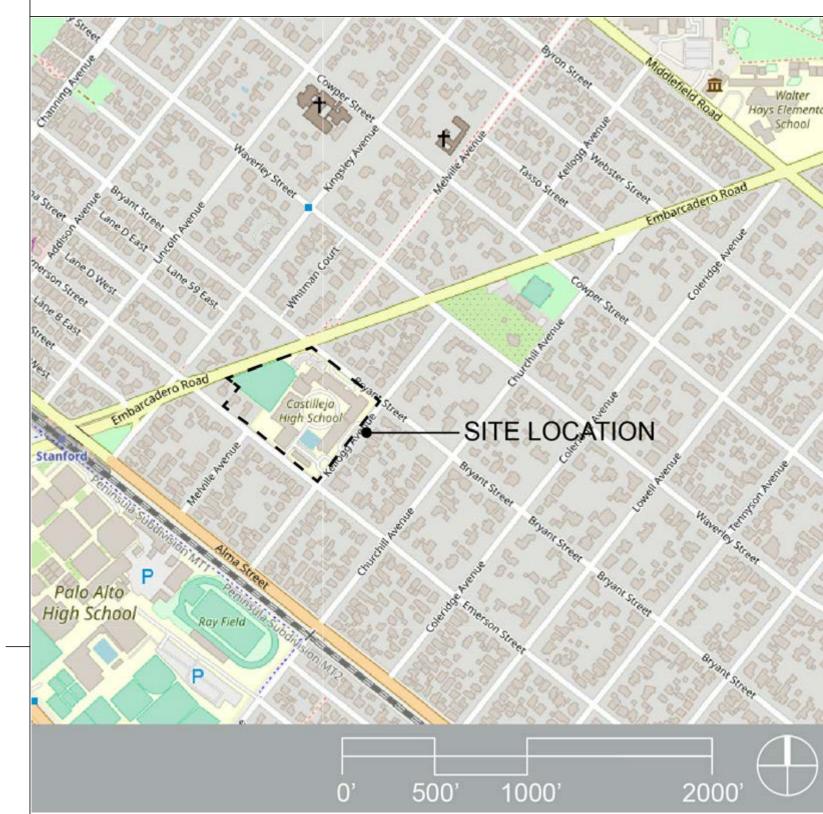
MECHANICAL

INTERFACE ENGINEERING, INC. 135 MAIN STREET SUITE 400 SAN FRANCISCO, CA 94105 415-489-7241

TECHNOLOGY PLUMBING

> INTERFACE ENGINEERING, INC. 135 MAIN STREET SUITE 400 SAN FRANCISCO, CA 94105

VICINITY MAP - N.T.S.



APPLICABLE CODES & AGENCIES

THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO CONSTRUCT REFERENCED PROJECT IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS TITLE 24. SHOULD ANY CONDITION DEVELOP NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH SAID CALIFORNIA CODE OF REGULATIONS TITLE 24, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE AGENCY HAVING JURISDICTION BEFORE PROCEEDING WITH THE WORK.

CALIFORNIA CODE OF REGULATIONS (CCR)

2016 CALIFORNIA BUILDING CODE - PART 2, TITLE 24, CCR (BASED UPON 2015 INTERNATIONAL BUILDING CODE)

2016 CALIFORNIA ELECTRICAL CODE - PART 3, TITLE 24, CCR (BASED UPON 2014 NATIONAL ELECTRICAL CODE)

2016 CALIFORNIA MECHANICAL CODE - PART 4, TITLE 24, CCR (BASED UPON 2014 UNIFORM MECHANICAL CODE)

2016 CALIFORNIA PLUMBING CODE - PART 5, TITLE 24, CCR (BASED UPON 2015 UNIFORM PLUMBING CODE)

2016 CALIFORNIA ENERGY CODE - PART 6, TITLE 24, CCR

2016 CALIFORNIA GREEN BUILDING CODE - PART 11, TITLE 24, CCR

2016 CALIFORNIA FIRE CODE - PART 9. TITLE 24. CCR (BASED UPON 2015 INTERNATIONAL FIRE CODE)

PALO ALTO MUNICIPAL CODE

9:09:

PROJECT INFO PROJECT LOCATION

1310 BRYANT STREET, PALO ALTO, CA 94301

PROJECT DESCRIPTION

The Castilleja School Foundation project consists of a new three-story, two above grade high school, middle school, creative arts library, Maker (Bourn) Lab and Dining/Meeting Hall. The project is comprised of approximately 130,000 sf of new construction. Also included are site upgrades including: constructing a new relocated pool to sit 15' below grade adjacent to the existing Lonergan Athletics building, a new below grade loading dock and ramp, new site paving, planting and lighting.

The project is part of the Master Plan phased development which includes the addition of a below grade parking structure (separate project) and the demolition of existing acadmic buildings to be replaced with the new building.

The new structure is approximately 84,000 sf above grade and comprised of a steel frame tied into a cast in place concrete lower level and mat foundation system. Concrete shear walls with board form finishing extend from the foundation system to the roof. Decks are both one-way dowel-laminated timber (DLT) or composite metal decking; concrete topped in both cases. The building construction type is II-B, fully sprinklered with mixed occupancies, primarily education, assembly and business. Two story openings as skylights, lightwells and open stairs are utilized to borrow daylight vertically throughout the building. Three story atria are NOT included in the design although three exit stairs are design as 1-hour rated exits.

Exterior decks connect much of the campus interior court facing space on the second level, are waterproofed slabs with pedestal-paved systems, and dedicated drainage. The roof is comprised of an SBS flat roof system. The roof overhangs and trellises are designed to shade the building and reduce conditioned space. The roof is designed in accordance with the R-1 zoning code height limit of 30' while incorporating a substantial quantity of PV.

Exterior materials on the project include a range of glazing units with varied reflectivity and integral screening for solar thermal and privacy benefits. The predominant exterior wall material is cedar wood. It is used for the vertical wall-siding system and shingles. Window framing is typically set to a residential scale at five-foot wide modules with vertical spans incorporating a mix of window, storefront and curtain wall glazed assemblies. Exterior metals include painted steel, steel plate and picket railings, anodized aluminum panel and window framing, as well as zinc paneling.

PROJECT DATA

EXISTING BUILDINGS TO BE DEMOLISHED

BUILDING	EXISTING ABOVE GRADE SF*
	10.21.20 5.17.21 SUBMISSION SUBMISSION
FINE ARTS BLDG	5,868 SF
MAINTENANCE	1,901 SF
CAMPUS CENTER	33,600 SF
CLASSROOM BLDGS	42,000 SF 35,000 SF
POOL EQUIPMENT BLDG	1,203 SF
TOTAL	84,572 SF 77,572 SF

EXISTING BUILDING AREAS TO BE RETAINED

PER CITY OF PALO ALTO HISTORIC PERMIT RECORD

LEVEL	FITNESS	ADMIN / CHAPEL			
ABOVE GRADE	13,944 SF	17,781 SF			
BELOW GRADE	19,661 SF	9,526 SF			
TOTAL EXISTING AREAS TO REMAIN	33,605 SF	27,307 SF			
TOTAL EXISTING AREAS TO REMAIN ABOVE GRADE 31,725 SF					
TOTAL EXISTING AREAS TO REMAIN BELOW GRADE 29,187 SF					

PROPOSED NEW FLOOR AREAS

LEVEL	ACADEMIC BLDG	
	10.22.20 SUBMISSION	5.17.21 SUBMISSION
LEVEL 2	37,914 SF	(33,569 SF)
LEVEL 1	44,028 SF	\(\)\\ 43,851 SF \(\)\\
		} }
		}
LOWER LEVEL		† 3
FLOOR AREA	46,768 SF	46,635 SF
POOL EQUIPMENT/TRASH	4,301 SF	
TOTAL PROPOSED NEW ABOVE & BELOW GRA	DE 133,011 SF	128,356 SF
TOTAL NEW PROPOSED ABOVE GRADE	81,942 SF	77,420 SF
TOTAL NEW PROPOSED BELOW GRADE	51,069 SF	50,936 SF

PROJECT DATA

SQ. FT.

ACRES

	RCEL NO.	124-12-034	268,783		6.17		
		124-12-034					
			124-12-031 EXISTING HOUSE TO REMAIN				
			A 269.766	•	6 17		
NET LOT AREA		268,765 SF	A 268,765)	6.17		
LOT COVERAGE		ALLOWED	EXISTING	10.22.20		5.17.21	PAMC****
		100,374 SF	65,273 SF	SUBMIS	SION	SUBMISSION	
		(35.0%)	(24.3%)	68,071 S (25.3 %)		67,894 SF (25.3 %)	
EXISTING FLOOR	AREA RATIO	0.43					
PROPOSED FLOO	OR AREA RATIO	**0.42					
EXISTING GROSS	FLOOR AREA			10.22 SUBMIS		5.17.21 SUBMISSION	
		ABOVE GRADE		116,29	7 SF 🤇	*109,297 SF	
		BELOW GRADE		43,913	3 SF		
		(INCL. LOWER		160,210	0 SF	153,210 SF	~~~
PROPOSED GROS (INCLUDES EXIST		ABOVE GRADE	SF	113,66	7 SF	109,145 SF	TOTAL GFA DELTA 4,522 SF (SEE G.00
BUILDINGS)			- 05	80,256	. SE	.80,123 SF	(SEE G.004)
		BELOW GRADE		,	501		(SEE G.004)
		TOTAL SQUAR (INCL. LOWER		193,92	23 SF	189,268 SF	
NO. OF STORIES		2 (1 LEVEL C	F BASEMEN	T)			
TYPE OF CONSTR	RUCTION	TYPE II-B					
	OLIDE	E (MAIN OCC	CLIDANICY\ A	2 A2 D	<u> </u>		
OCCUPANCY GRO	JUF3	E (MAIN OCC	JUFAINUY), A	∠, A3, B, ∖			
FIRE PROTECTION	N SYSTEM	FULL FIRE A	LARM AND S	PRINKLE	RS		
ZONE DISTRICT		R-1 (10000)					
SETBACKS		ALLOWED	EXISTIN	NG_	PRO	POSED	
FRONT I	EMBARCADERO	24'-0"	108'-6"		108'	-6"	
SIDE I	BRYANT	20'-0"	22'-0" -	52'-9"	20'-0)" - 48'-1"	
SIDE I	EMERSON	20'-0"	20'-0" -	22'-0"	20'-0)" - 78'-5"	
REAR I	KELLOGG	20'-0"	27'-9" -	31'-8"	20'-0	0" - 32'-6"	
MAXIMUM BUILDII	NG HEIGHT	ALLOWED	EXISTIN	NG	 PRC	POSED	PAMC****
		***33'-0"	34'-6"		***3		18.12.040 TABLE 2
EVIOTING VEHICL		EVICTING	- EVIOT	-11.10			
EXISTING VEHICL PARKING SPACES		EXISTING BELOW GRAD		EXISTING ABOVE GRADE			PAMC**** 18.52.040
		0	82				TABLE 1
PROPOSED VEHI		REQUIRED	PROPOSED) CAV	P₽∩г	POSED CAV	
PARKING SPACES	3	CAV SPACES	BELOW GR			E GRADE	CG****** 5.106.5.2
		6	6		0		
		REQUIRED	PROPOSED	НС	PRO	POSED HC	CBC******
		HC	ABOVE GRADE		TABLE		
		6	4		3		11B-208.2
		REQUIRED	PROPOSED) EVSE	PRO	POSED EVSE	CG*****
		EVSE	BELOW GR			VE GRADE	TABLE 5.106.5.3.3
		6	6		0		CBC******
							TABLE 11B-228.3.2.1
							110-220.3.2.1
			TOTAL PROP SPACES BEI			L PROPOSED ES ABOVE	PAMC**** 18.52.040
				GRAD	DE	TABLE 1	
			*******104 ****78			_ 	
		********104	****78		26		
					26		
		TOTAL PROP	OSED	104 (TA		1 EXCLUDED)	
EXISTING BICYCL		TOTAL PROP	OSED			1 EXCLUDED)	PAMC****
		TOTAL PROP VEHICLE SPA	OSED ACES:			1 EXCLUDED)	PAMC***** 18.52.040 TABLE 1
PROPOSED BICY	S CLE	TOTAL PROP VEHICLE SPA REQUIRED 88	OSED ACES: EXISTING		ANDEN		18.52.040 TABLE 1
PROPOSED BICY	S CLE	TOTAL PROP VEHICLE SPA	OSED ACES: EXISTING 102 (N) SHORT TERM	(N) LON-	ANDEN G (N)	LONG TERM CKER	18.52.040 TABLE 1 PAMC**** 18.52.040
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00 GENEF		P. CAM.	R. S. Wall		SI SI	PLANDA. 13	Supple:	Supp.
G.000	COVER SHEET	X	X	X	X	X	X	X
G.001	PROJECT DIRECTORY, PROJECT INFO	Х	Χ	Х	Χ	Χ	Χ	Х
G.002	GREEN BUILDING STANDARDS	Х	Х	Х		Χ		
G.003	DISTRIBUTED DROP OFF SITE PLAN DIAGRAMS	Х	Х	Χ		Χ		Χ
G.004	BELOW GRADE CAMPUS FLOOR AREAS	X	Х	Х	Х	Χ		Х
Q005~	ABOYE GRADE GAMPUS FLOOR AREAS	*	~	Ж	X	* ~	ightharpoons	Х
G.006	ROOF OPEN AREA DIAGRAM	L	, a	<u></u>		J.	J	X
G.007	PHASING PLAN	ļ.,			X	X		
G.010	NEIGHBORHOOD CONTEXT AND ELEVATIONS	X	X	X		X		
G.011	RENDERINGS RENDERINGS	X	X	X		X		
G.012 G.013	RENDERINGS	<u>^</u>	X	X	<u>^</u>	X		
3.013 3.020	COLORS AND MATERIALS BOARD	^ X	_	X		X		
G.030	OPEN SPACE PLAN	^ X	X	X	_	X		Х
3.030 3.031	BIKE PARKING	^ X	^ X	^ X		^ X		^ X
G.032	-	<u>^</u>	X	X		X		^
3.032 3.033	(E) PARKING LAYOUT LOT COVERAGE	^ X	X	_	^ X	^ X		Х
	CAMPUS CIRCULATION PLAN	<u> ^</u>	X	_	^ X			^ X
G.034 18	UAIVIE UU UINUULATIUN ELAIN		^	^	^	X		^
18 01 CIVIL								
CA.100	PHASE 1 - CIVIL COVER SHEET	Х	Х	Y	Х	Х		Χ
CA.100	PHASE 1 - CIVIL COVER SHEET PHASE 1 - NOTE SHEET	<u>^</u>	X	X	_	X		^
CA.101	PHASE 1 - NOTE SHEET PHASE 1 - CIVIL SCOPE PLAN	^ X	^	_	^ X	^ X		Χ
CA.102	PHASE 1 - CIVIL SCOPE PLAN PHASE 1 - TOPOGRAPHIC SURVEY	X	Х	X		X		^
CA.300	PHASE 1 - DEMOLITION/TREE DISPOSITION PLAN	<u>^</u>	X	_	^ X	^ X		Χ
CA.400	PHASE 1 - GRADING AND DRAINAGE PLAN	X	X		^ X	X		Λ
CA.500	PHASE 1 - UTILITY PLAN	X	X	X		X		X
CA.600	PHASE 1 - FIRE TRUCK ROUTE	1	^		X			X
CA.700	PHASE 1 - DETAILS	X	Х	-	X			^
CB.101	PHASES 3 & 4 - GRADING & DRAINAGE PLAN - SECTOR 1	X	X		X			
B.102	PHASES 3 & 4 - GRADING & DRAINAGE PLAN - SECTOR 2	X	X	_	X	_		Х
CB.103	PHASES 3 & 4 - GRADING & DRAINAGE PLAN - SECTOR 3	X	X	_	X			X
CB.201	PHASES 3 & 4 - UTILITY PLAN - SECTOR 1	X	X		X			^
CB.202	PHASES 3 & 4 - UTILITY PLAN - SECTOR 2	X	X	_	X			Х
CB.203	PHASES 3 & 4 - UTILITY PLAN - SECTOR 3	X	X	_	X	_		X
CB.300	CAMPUS STORMWATER MANAGEMENT PLAN	X	X	_	X	X		X
CB.301	CAMPUS STORMWATER MANAGEMENT PLAN	X	_	_	X			^
CB.400	PHASES 3 & 4 - SU-30 TRUCK TURNING PLAN	X	Х	_	X			Х
18								
02 LANDS	SCAPE							
Γ.1.0	SPECIAL TREE INSTRUCTION SHEET	Х	Х	Х	Х	Χ		
Γ.2.0	ARBORIST REPORT TREE PROTECTION PLAN	X	_	_	Х			
Γ.2.1	ARBORIST REPORT INSPECTION OF POTENTIAL ROOT DAMAGE					Х		
.2.2	ARBORIST REPORT TREE RELOCATION AND MAINTENANCE PLAN					Х		
7.3.0	TREE PROTECTION PLAN	Х	Х	Х	Х	Х		
Г.3.1	TREE IMPACT AND ADDITIONAL PROTECTION KEY PLAN					Х	Х	Х
.3.2	TREE IMPACT AND ADDITIONAL PROTECTION					Х	Х	Х
7.3.3	TREE IMPACT AND ADDITIONAL PROTECTION					Х	Х	Χ
Γ.3.4	TREE IMPACT AND ADDITIONAL PROTECTION					Х	Х	Χ
Г.3.5	TREE IMPACT AND ADDITIONAL PROTECTION					Х	Х	Х
T.4.0	TREE DISPOSITION PLAN	Х	Χ	Χ	Χ	Χ		Х
2.0	TREE MITIGATION PLAN	Х	Х		Χ	Χ		Х
2.1	OVERALL PLANTING PLAN	Х	Х	Χ	Χ	Χ		Х
2.2	PLANTING PLAN ENLARGEMENT					Х		Χ
2.3	PLANTING PLAN ENLARGEMENT					Х		Χ
2.4	PLANTING PLAN ENLARGEMENT					Х		
2.5	PLANTING PLAN ENLARGEMENT					Х		
2.6	PLANTING PLAN ENLARGEMENT					Х		
2.7	PLANTING PLAN ENLARGEMENT					Χ		Х
2.8	PLANTING PLAN ENLARGEMENT					Χ		Х
2.9	PLANTING PLAN ENLARGEMENT					Χ		
3.0	GATE TYPES AND LOCATIONS	Х	Χ	Χ	Χ	Χ		Х
3.1	FENCE AND WALL TYPES AND LOCATIONS		Χ					Х
3.2	FENCE AND WALL DETAILS	Х	Х	Х	Х	Χ		
3.3	GATE ELEVATIONS	X	Х	Χ	Χ	Χ		
3.4	GATE ELEVATIONS	Х	_	_	X	_		
26	•				•			
_	TECTURAL							
AS.100	PHASES 3 & 4 - CASTILLEJA CAMPUS PLAN	Х	Х	Х	Χ	Χ		
S.101	SITE ACCESSIBILITY PLAN	X			X			Х
S.102	SITE PLAN- FIRE LIFE SAFTY	-	X	_				X
AA1.00	PHASE 1 - CAMPUS SITE PLAN	X	X		X	X		X
A1.02	PHASE 1 - ACCESSIBLE EXIT PLAN	X	_	-	X			X
	GARAGE OPERATIONS PLAN	1		<u> </u>	-	Х		X
	IGARAGE OPERATIONS PLAN		l .	I	ſ	1.	1	
AA1.02A AA1.03	PHASE 1 - PODIUM WATERPROOFING DETAILS	X	Х	Х	Х	Χ		

CASTILLEJA SCHOOL

1310 Bryant St, Palo Alto, CA 94301

WRNSSTUDIO

501 SECOND STREET

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ISSUES

PLANNING SUBMISSION

PLANNING RESUBMISSION #1

PLANNING RESUBMISSION #2

PLANNING RESUBMISSION #3

PLANNING RESUBMISSION #4

SUPPLEMENTAL INFO #2 TO

PLANNING SUBMISSION #4

REVISION LIST

REVISION 1

04/04/2019

07/01/2019

08/22/2019

02/10/2020

10/22/2020

05/17/2021

MM/DD/YYYY

KEYPLAN

|X| X |X| X |X|

|X | X | X | X | X | | X

|X | X | X | X | X |

X X X X

 $|X| \times |X| \times |X|$

 $|X| \times |X| \times |X|$

 $X \mid X \mid X \mid X \mid X$

X X X X X

 $|X| \times |X| \times |X|$

 $X \mid X \mid X \mid X \mid X \mid$

XXXXX

 $X \mid X \mid X \mid X \mid X$

X X X X X

 $X \mid X \mid X \mid X \mid X$

X X X X X

X X X X X X

X X X X X X

X X X X X X

|X| X |X| X |X|

X X X X X

X X X X X

X X X X X X

|X | X | X | X | X | | X

PROJECT NO.: 18043.00 DATE: 10/22/2020

SHEET TITLE:

SCALE:

PROJECT DIRECTORY, **PROJECT INFO**

SHEET NO:

G.001

LTB.102 LIGHTING AREA B

LTB.103 LIGHTING AREA C

LTB.104 LIGHTING AREA D

All drawings and written material appearing herein constitute original and unpublished work of the Architect/Engineer and may not be duplicated, used or disclosed without consent of Architect/Engineer

If this drawing is not 24"x36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch

AA1.04 PHASE 1 - PODIUM/WATERPROOFING DETAILS

AA2.01 PHASE 1 - SITE / FLOOR PLAN UPPER LEVEL

AA2.02 PHASE 1 - SITE / FLOOR PLAN LOWER LEVEL

AA7.01 PHASE 1 - EXTERIOR STAIR 1 FLOOR PLANS

AA7.02 PHASE 1 - EXTERIOR STAIR 2 FLOOR PLANS

AB-10+ PHASES 3&4-LEVEL 1&2 FLOOR PLAN

AB 308 ENLARGED ELEVATION BRYANT ENTRY
AB 309 TRANSFORMER FENCING PLAN & ELEVATION

JAB-820 YEXTERIOR DETAILS THE TOTAL THE TOTAL

AB:331 PHASES 3 & 4 - BUILDING SECTIONS XXXXX

AA1.05 PHASE 1 - PARKING DETAILS

AA3.01 PHASE 1 - SITE SECTIONS

AA3.03 WALL SECTION DETAILS

AA7.03 PHASE 1-STAIR DETAILS

AB.103 PHASES 3 & 4 - ROOF PLAN

AB.400 EXTERIOR STAIR 3

AB.401 INTERIOR STAIR A

AB.402 INTERIOR STAIR D

AB.403 INTERIOR STAIR F

AB.821 EXTERIOR DETAILS

E.5.01

09 LIGHTING

E.1.01 SITE PLAN - ELECTRICAL

LTB.100 SITE PLAN - LIGHTING

LTB.101 LIGHTING AREA A

AB.302 PHASES 3 & 4 - OVERALL ELEVATIONS

AB.303 PHASES 3 & 4 - OVERALL ELEVATIONS

AB.304 KELLOGG AVE. PERSPECTIVE VIEW

AB.801 PHASES 3 & 4 - EXTERIOR SYSTEMS

AB.802 PHASES 3 & 4 - EXTERIOR SYSTEMS

AB.803 PHASES 3 & 4 - EXTERIOR SYSTEMS

AB.804 PHASES 3 & 4 - EXTERIOR SYSTEMS

AB.805 PHASES 3 & 4 - EXTERIOR SYSTEMS

AB.806 PHASES 3 & 4 - EXTERIOR SYSTEMS
AB.807 POOL WALL SECTION @ TREE #87

AB.808 POOL WALL SECTION @ TREE #89

ED.1.01 ELECTRICAL SITE DEMOLITION PLAN

SINGLE LINE DIAGRAMS - ELECTRICAL

E.4.01 ENLARGED PLANS - ELECTRICAL

LTB.003 EXTERIOR LUMINAIRE SCHEDULE

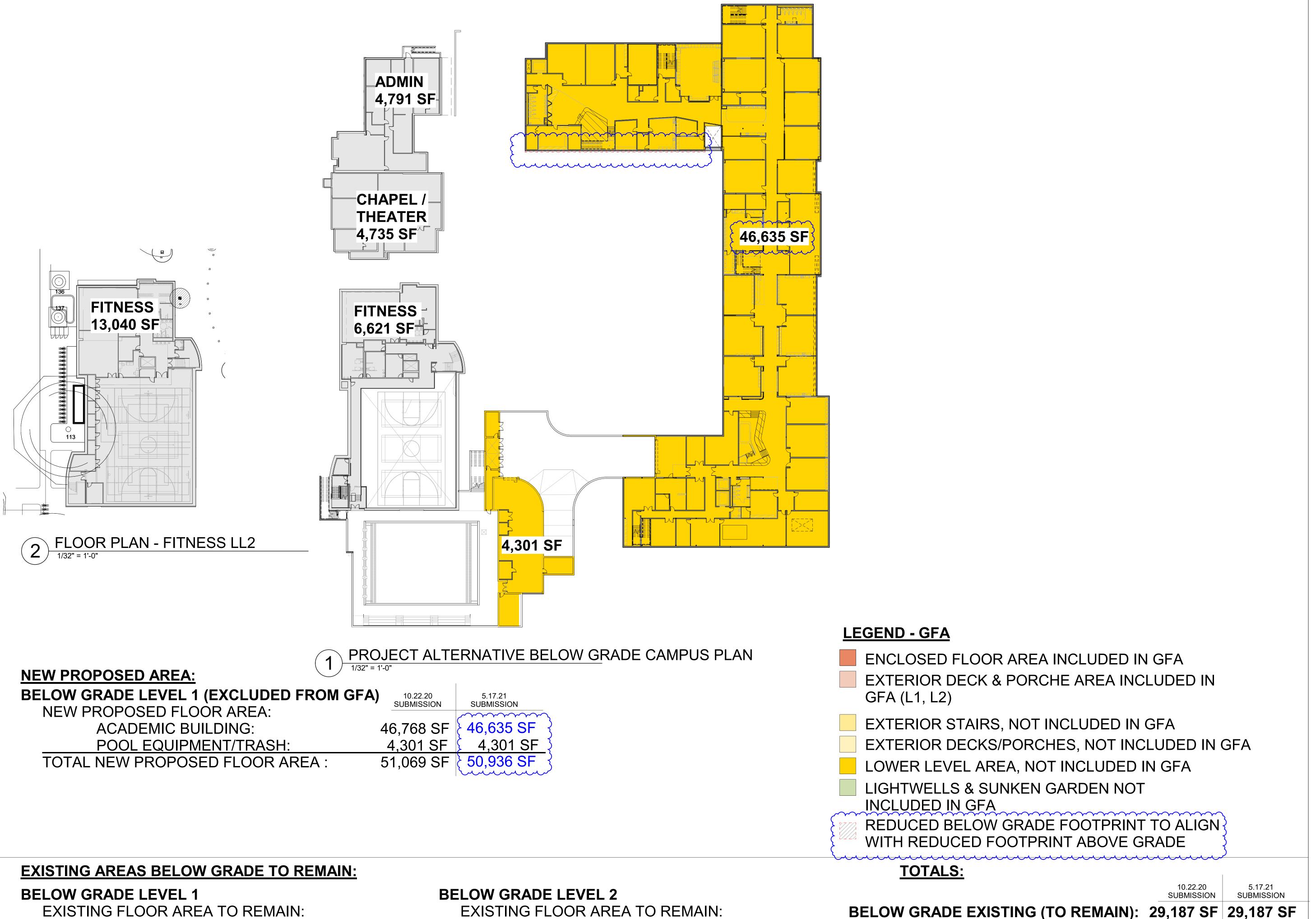
AB.305 BRYANT STREET PERSPECTIVE VIEW AB.306 EMERSON STREET PERSPECTIVE VIEW AB.307 ENLARGED ELEVATIONS - KELLOGG ENTRY

AA3.02 PHASE 1 - GARAGE STREET VIEW

|X|X|X|X|X|

X X X X X X X

X X X X X X



FITNESS:

CHAPEL/THEATER:

ADMIN:

TOTAL

6,621 SF

4,791 SF

4,735 SF

16,147 SF

FITNESS:

TOTAL

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PROJECT ALTERNATIVE PACKAGE FOR EIR 04/16/2020 (REPLACES PROJECT ALTERNATIVE PACKAGE

SUBMITTED ON 02/10/2020)

1 REVISION 1

SUPPLEMENTAL INFO #2 TO D5/17/2021 PLANNING SUBMISSION #4

REVISION LIST DATE

MM/DD/YYYY

C-24532
EXP. 6/31/2021

OF CALIFORNIA

CASTILLEJA SCHOOL

KEYPLAN

PROJECT NO.: 18043.00 DATE: 10/22/2020 SCALE: 1/32" = 1'-0"

SHEET TITLE:

BELOW GRADE CAMPUS FLOOR AREAS

SHEET NO:

G.004

BELOW GRADE PROPOSED

(EXCLUDED FROM GFA):

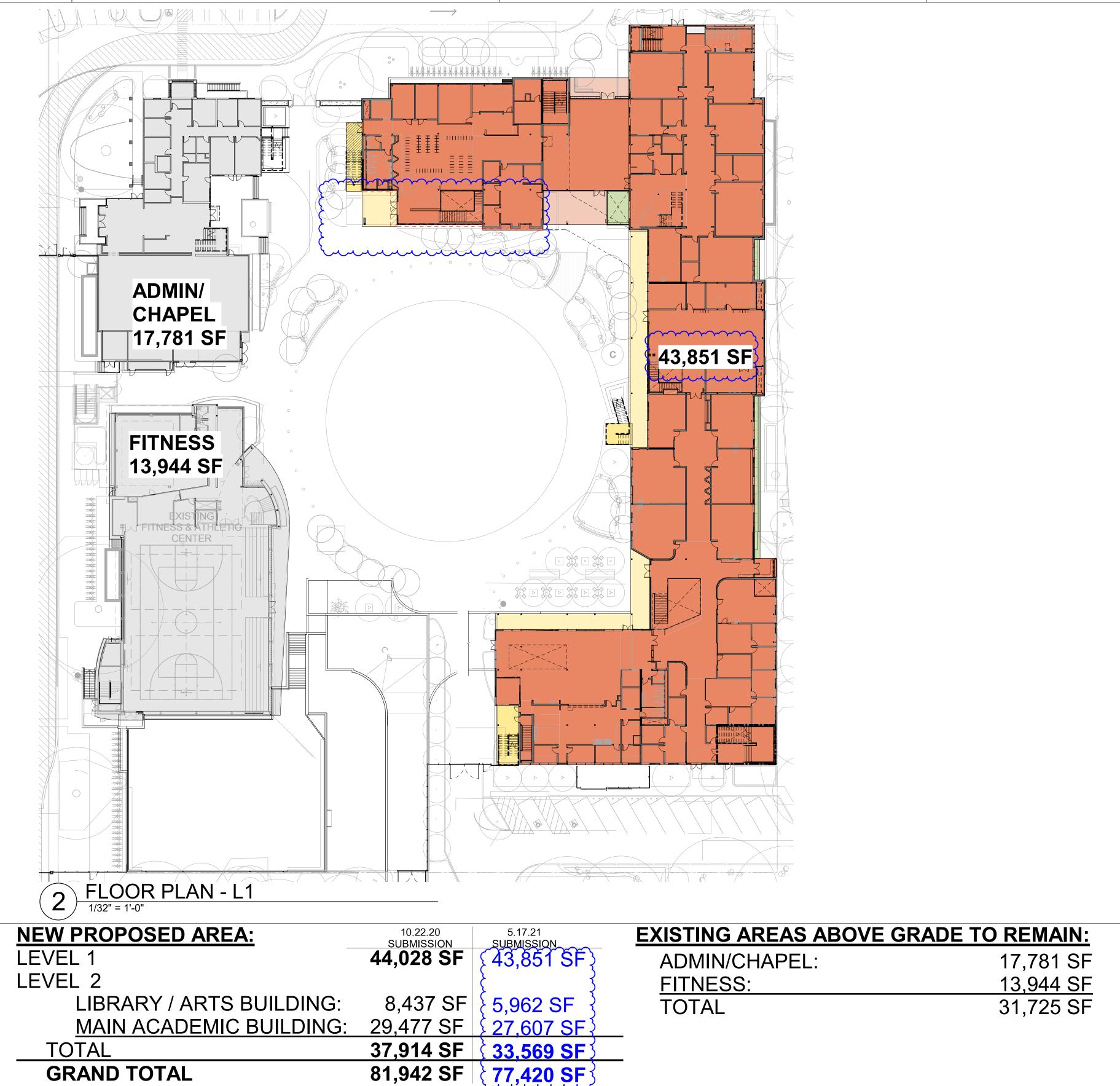
TOTAL BELOW GRADE:

13,040 SF

13,040 SF

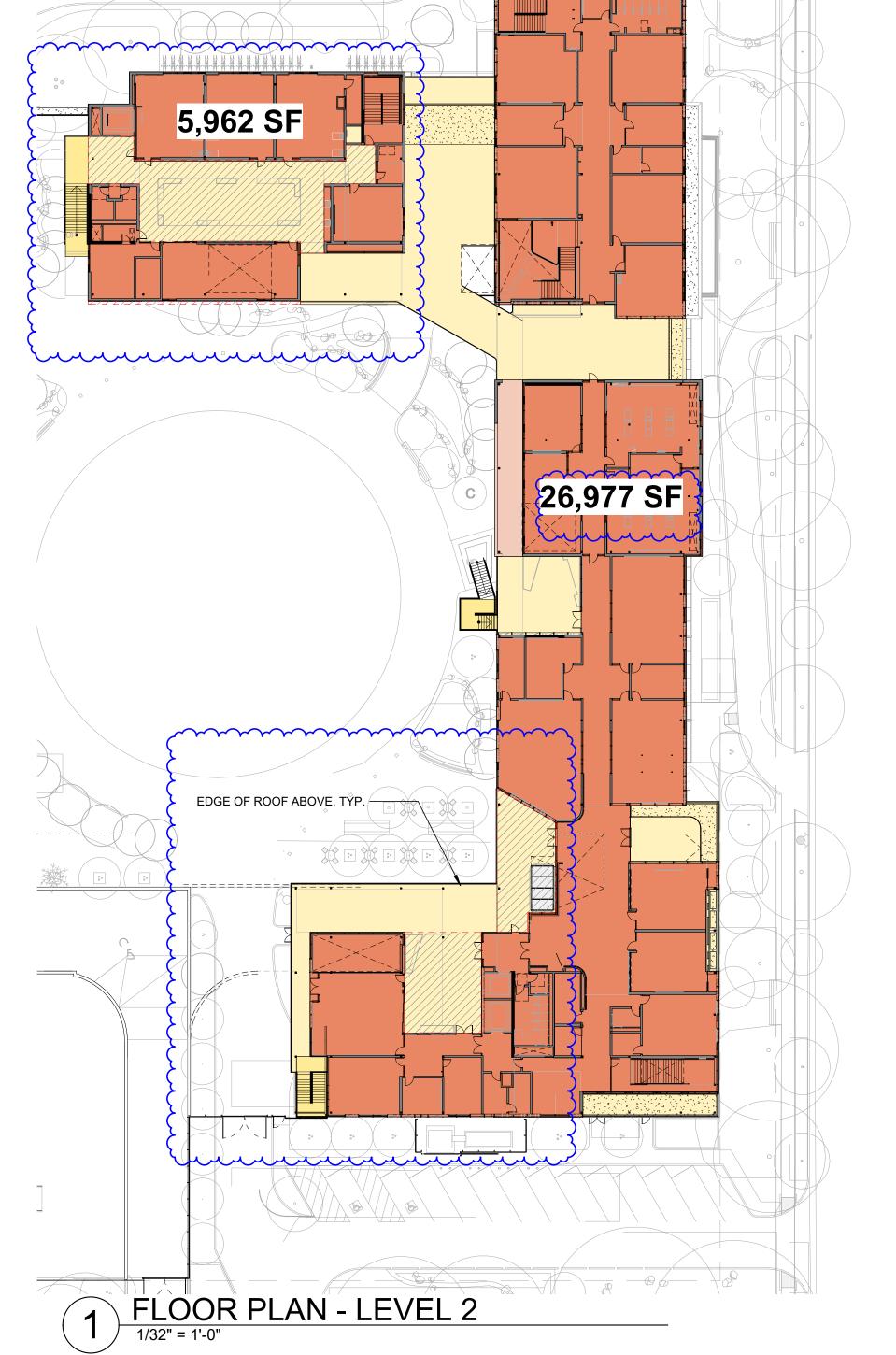
51,069 SF \$50,936 SF

80,256 SF \\ \}80,123 SF



NOTES:

- 1. PER 2/27/2018 CUP SUBMITTAL, 84,572 SF ALLOWABLE AS REPLACEMENT AREA FOR BUILDINGS TO BE **DEMOLISHED**
- 2. LOWER LEVEL AREA HAS BEEN EXCLUDED FROM AREA CALCULATION, PER PAMC 18.12.090 (b)
- 3. PORCHES ON GROUND FLOOR THAT ARE LESS THAN 10'-0" IN DEPTH EXCLUDED FROM AREA CALCULATION, PER PAMC 18.04.030-65 (D)(v)
- 4. DECKS ON SECOND FLOOR THAT ARE LESS THAN 50% COVERED ARE EXCLUDED FROM AREA CALCULATION, PER PAMC 18.04.030-65 (C)(vi)
- 5. LIGHTWELLS THAT ARE LESS THAN 3'-0" DEPTH EXCLUDED FROM AREA CALCULATION PER PAMC 18.12.090 (c)
- 6. SUNKEN GARDEN THAT ARE LESS THAN 200 SF EXCLUDED FROM AREA CALCULATION PER PAMC 18.12.090 (c) 7. UPPER DECKS THAT ARE MORE THAN 50% OPEN EXCLUDED FROM AREA CALC PER PAMC 18.04.030.65.C.vi



LEGEND - GFA

- ENCLOSED FLOOR AREA INCLUDED IN GFA
- EXTERIOR DECK & PORCHE AREA INCLUDED IN GFA (L1, L2)
- EXTERIOR STAIRS, NOT INCLUDED IN GFA
- EXTERIOR DECKS/PORCHES, NOT INCLUDED IN GFA
- LOWER LEVEL AREA, NOT INCLUDED IN GFA
- LIGHTWELLS & SUNKEN GARDEN NOT
- INCLUDED IN GFA
- REDUCED FOOTPRINT, NOT INCLUDED IN GFA SEE G.006 FOR ROOF TRELLIS DIAGRAM

TOTAL AREAS:	10.22.20	5.17.21	TOTAL GFA
	SUBMISSION	SUBMISSION	DELTA
NEW PROPOSED ABOVE GRADE: EXISTING TO REMAIN ABOVE GRADE: TOTAL ABOVE GRADE:	81,942 SF 31,725 SF 113,667 SF	77,420 SF 31,725 SF 109,145 SF	(4,522 SF)

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ISSUES	DATE
PLANNING SUBMISSION	04/04/2019
PLANNING RESUBMISSION #1	07/01/2019
PLANNING RESUBMISSION #2	08/22/2019
PLANNING RESUBMISSION #3	02/10/2020
PLANNING RESUBMISSION #4	10/22/2020
SUPPLEMENTAL INFO #2 TO PLANNING SUBMISSION #4	05/17/202
REVISION LIST	DATE
1 REVISION 1	MM/DD/YYYY



CASTILLEJA SCHOOL

KEYPLAN

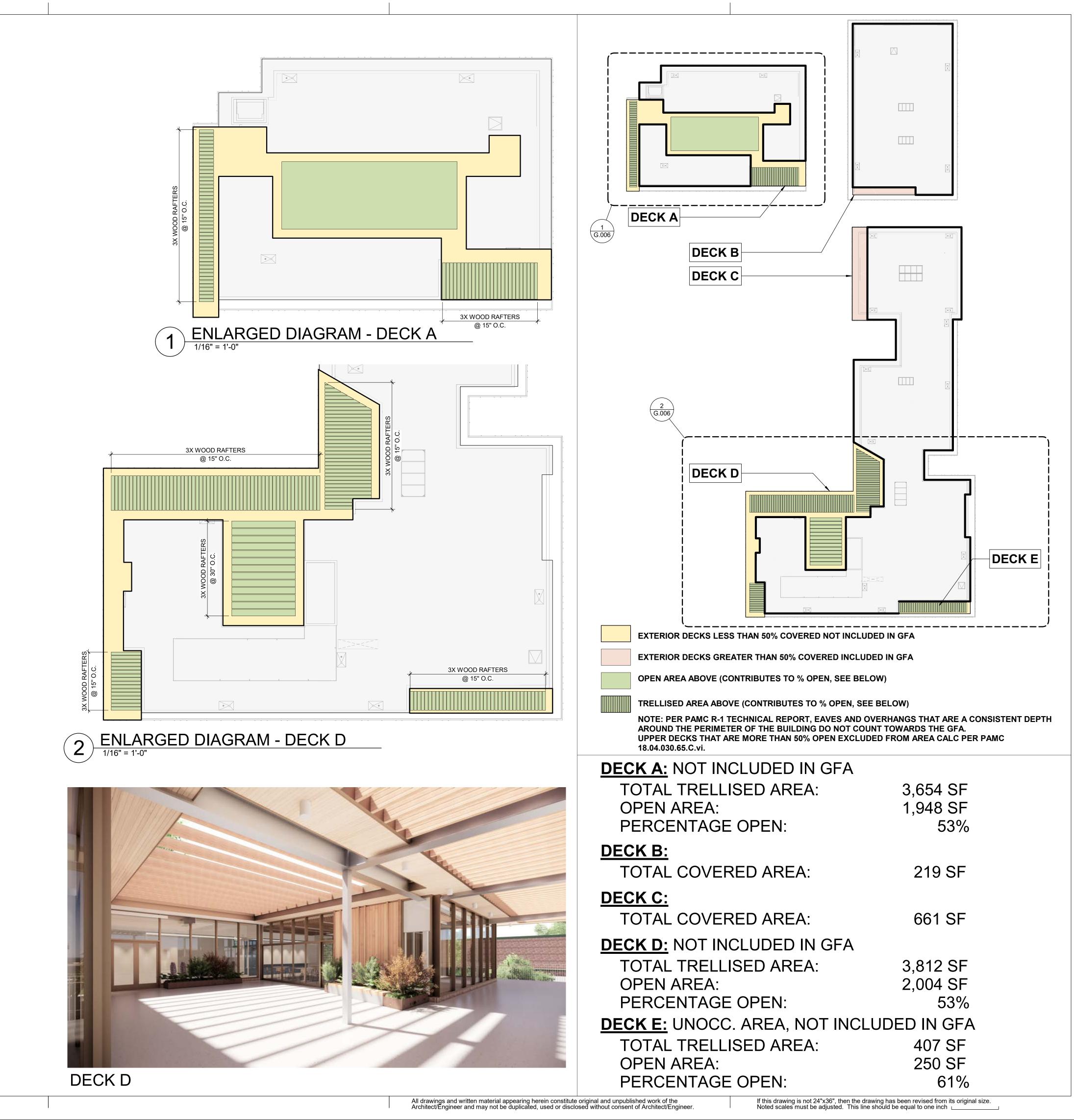
SCALE: 1/32" = 1'-0"

SHEET TITLE:

ABOVE GRADE CAMPUS FLOOR AREAS

SHEET NO:

G.005



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1 REVISION 1

ISSUES	DATE
PLANNING SUBMISSION	04/04/2019
PLANNING RESUBMISSION #1	07/01/2019
PLANNING RESUBMISSION #2	08/22/2019
PLANNING RESUBMISSION #3	02/10/2020
PLANNING RESUBMISSION #4	10/22/2020
SUPPLEMENTAL INFO #2 TO PLANNING SUBMISSION #4	05/17/2021
# REVISION LIST	DATE



CASTILLEJA SCHOOL 1310 Bryant St, Palo Alto, CA 94301

KEYPLAN

PROJECT NO.: 18043.00
DATE: 10/22/2020
SCALE: As indicated

SHEET TITLE:

ROOF OPEN AREA DIAGRAM

SHEET NO:

G.006