



CASTILLEJA SCHOOL

Architectural Review

OCTOBER 1, 2020 ARB

www.cityofpaloalto.org/castilleja



TODAY'S ARB HEARING

1. Staff presentation
 - ARB design comments/responses (packet pp 11-13)
 - Information/discussion – GFA, HRB input, temporary campus, phasing, trees, noise, TDM, events, AR findings
2. Applicant presentation
3. ARB questions
4. Public Testimony
5. ARB Comments
6. Continue hearing to third hearing with a conformed plan set

ARB COMMENTS AND RESPONSES

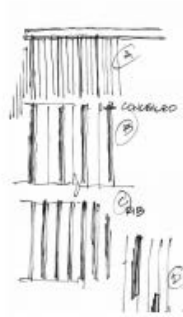
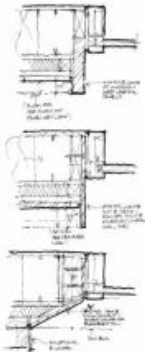
- August ARB comments included entries and architecture facing Kellogg and Bryant, materials, the circle, pedestrian tunnel, landscaping, and temporary campus
- Applicant presentation will cover responses to the design comments



Kellogg side drop-off entrance

KELLOGG CHANGES OVERVIEW

MATERIAL DETAILS & CRAFT



TILE OPTIONS



CASTILLEJA SCHOOL

September 2020

BOARD AND BATTEN PATTERN STUDY

WRNSSTUDIO



- Kellogg's mass, roofline, and plate height broken visually, physically (GFA removed)

- Kellogg landscaping near Bryant

OVERVIEW: KELLOGG AND BRYANT



MATERIALS ADJUSTMENT

EXTERIOR MATERIALS



PRE-FINISHED METAL

- LOCATION
- TABULA
- MILLIONS
- EXPOSED COLUMN, SCAMS
- PENCE



BRICK

LOCATION
- PLANTING



TEXTURED CONCRETE

LOCATION
- EXTERIOR WALLS
- CURB
- SITE ELEMENTS, PLANTERS, BENCHES



DOWEL-LAMINATED TIMBER

- STRUCTURAL FLOOR SYSTEM

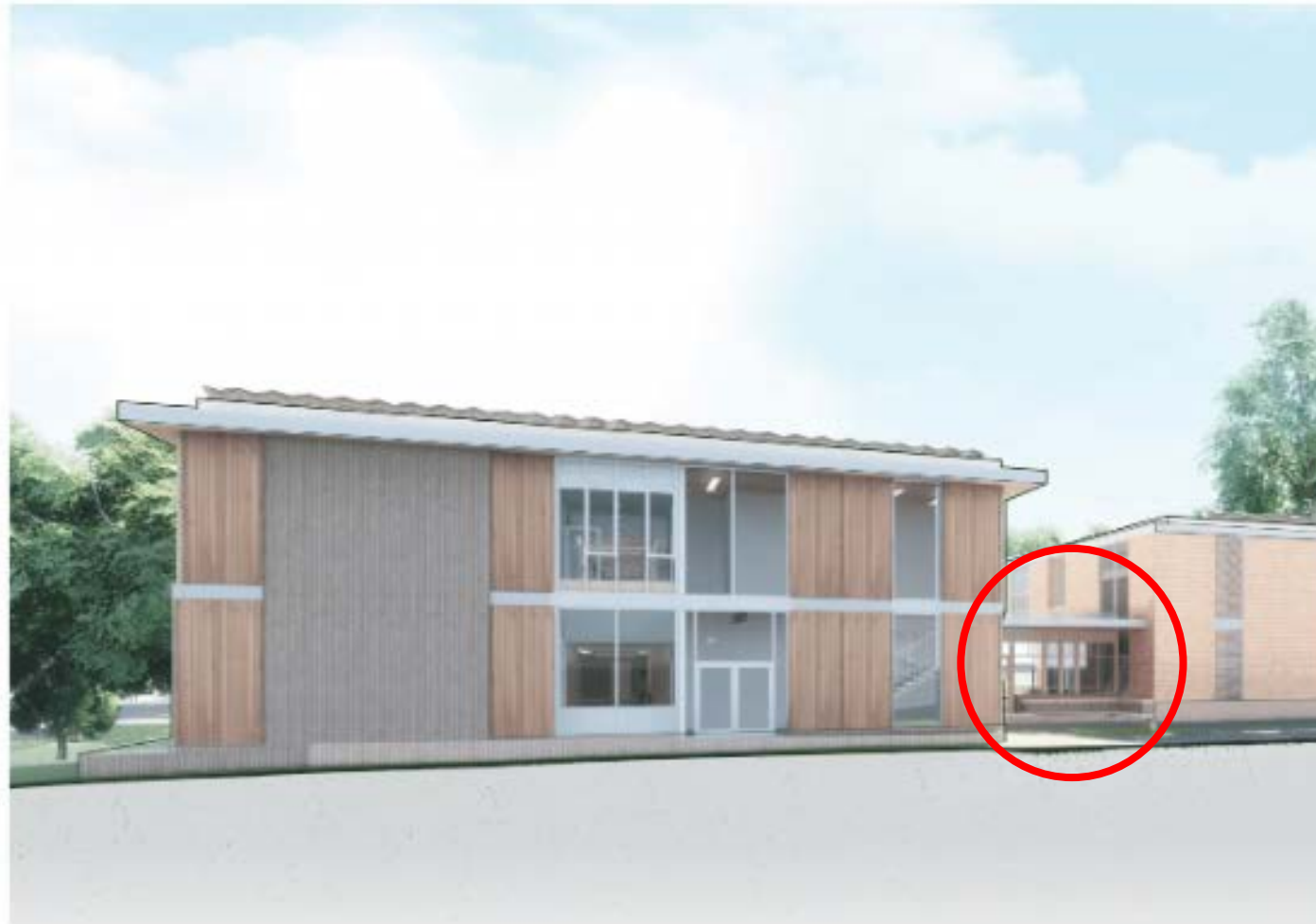
**CASTILLEJA SCHOOL**

October 1st 2022



BRYANT STREET GROUND FLOOR PORCH

vs. prior fenced space



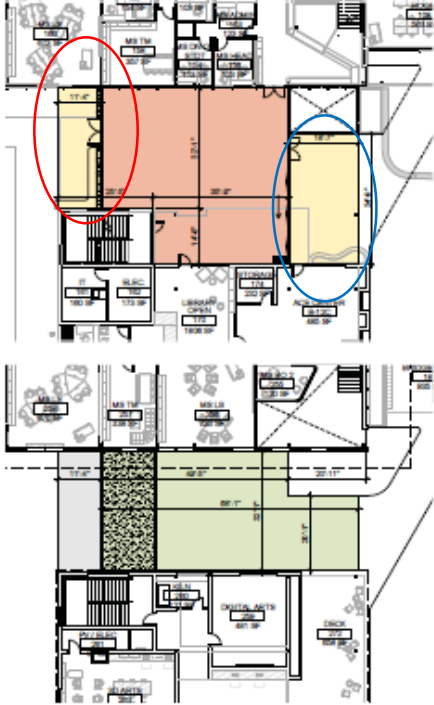
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WRNSSTUDIO

BRYANT STREET ENTRY @ DROP-OFF DRIVE

Two porches – **front** and **rear**



Applicant prefers solid doors proposed in Option 2 below



- 2,136 sf enclosed space
- 1,377 sf open covered porch
- 3,036 sf deck/green roof on level 2

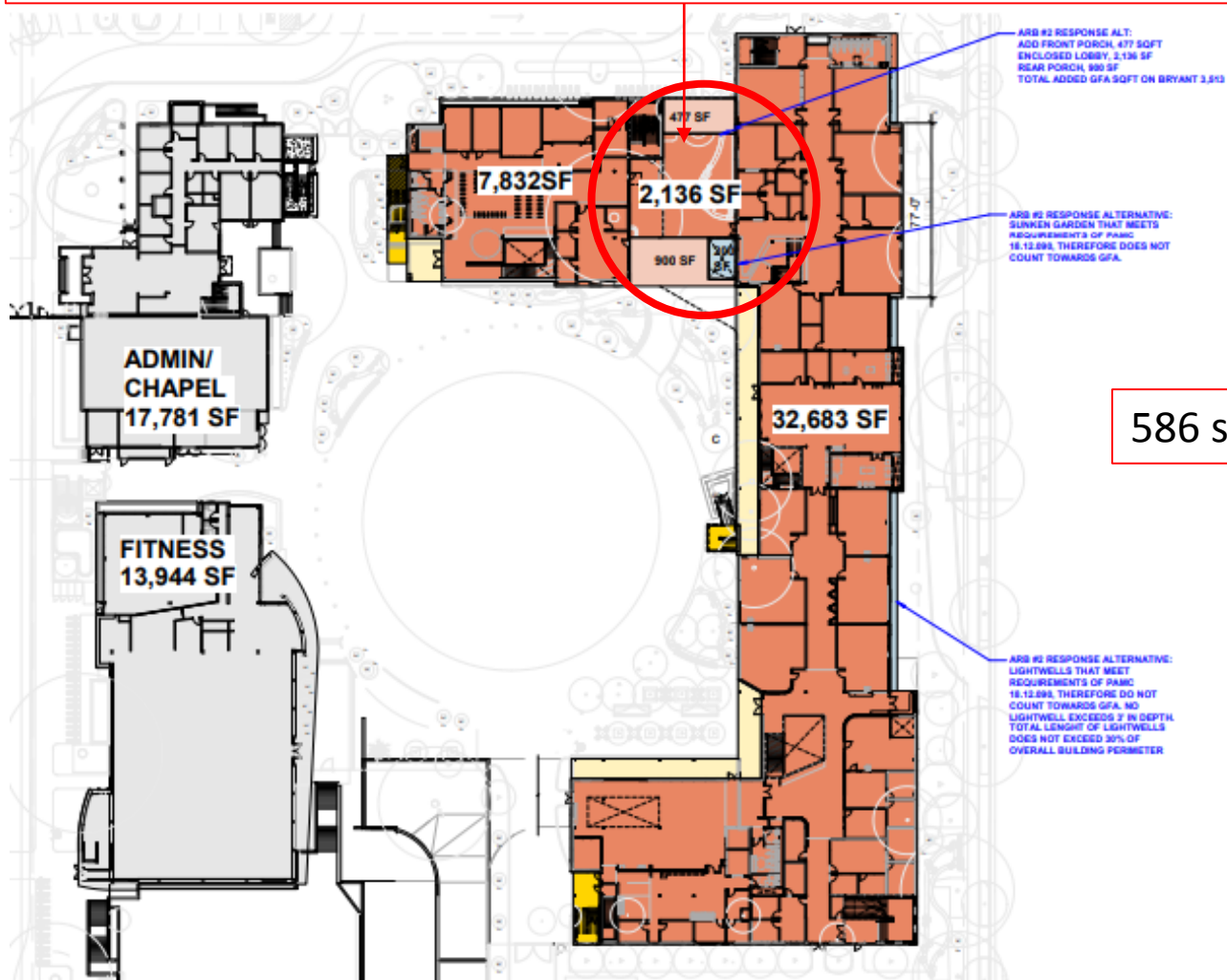
(porches deeper than 10' are included in area calculation)

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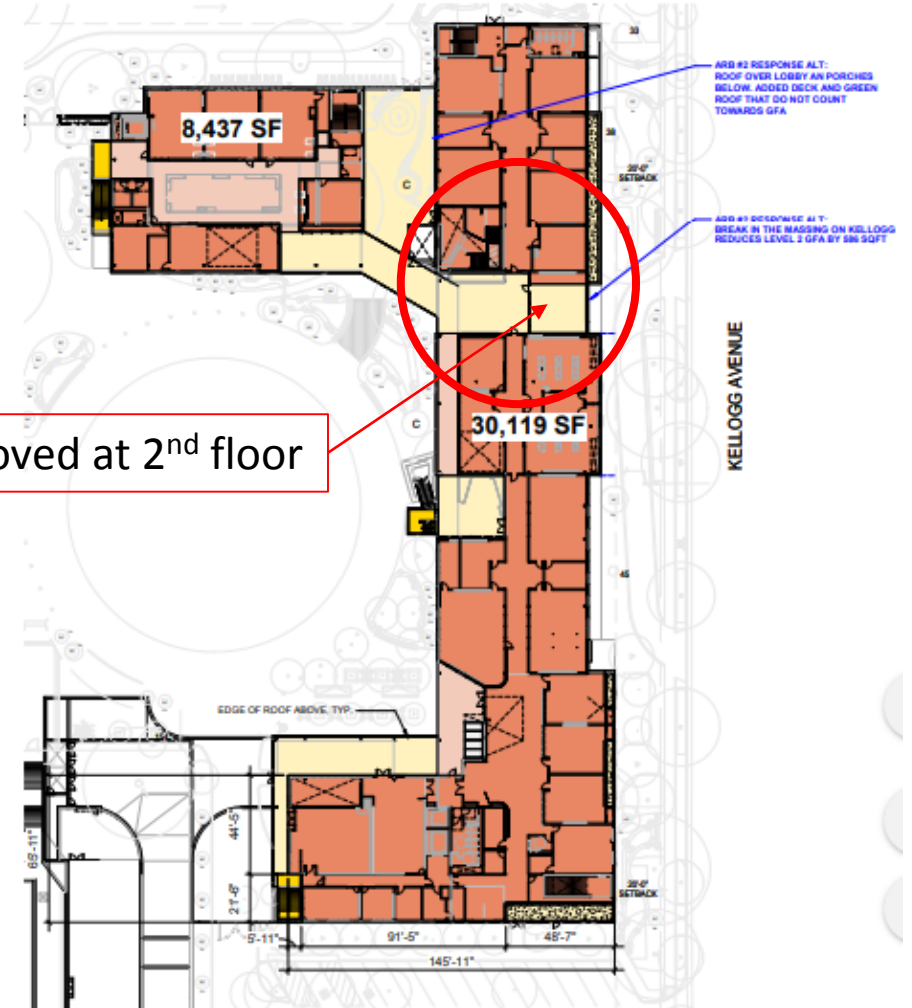
September 9, 2020

GFA: ACADEMIC BUILDING REVISIONS

2,136 sf connecting space flanked by deep, covered porches 1377 sf



Ground Floor Plan



586 sf removed at 2nd floor

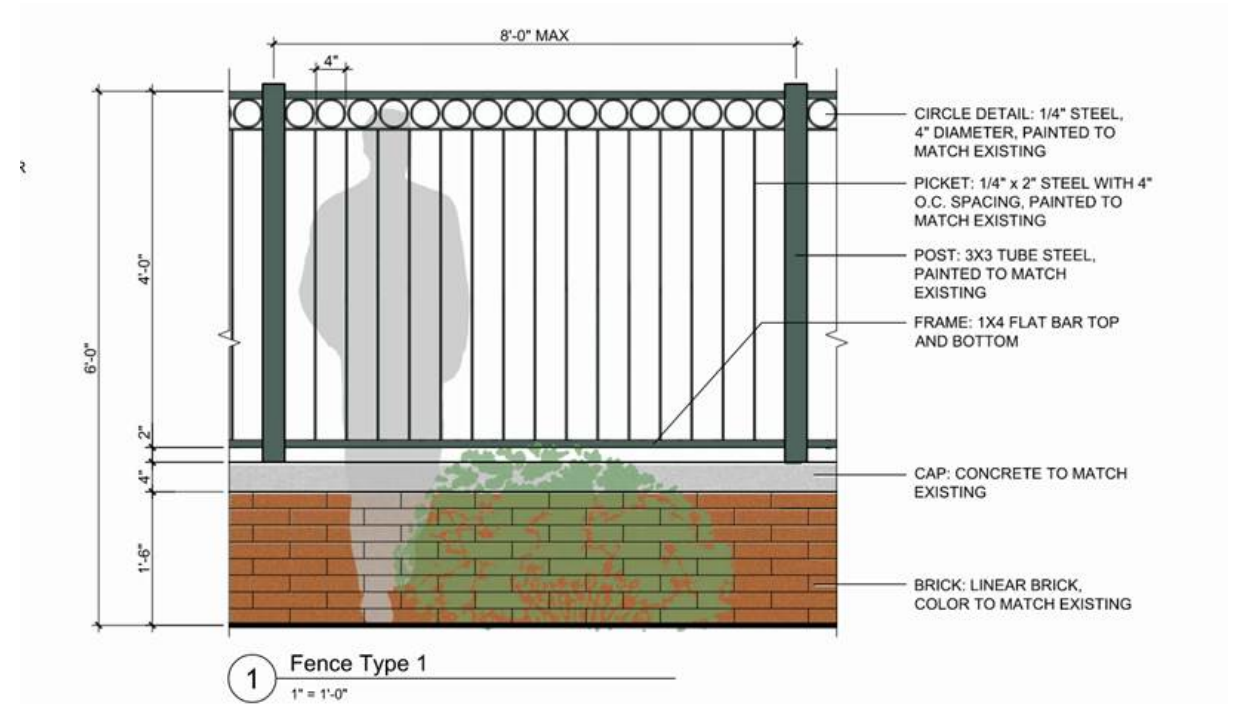
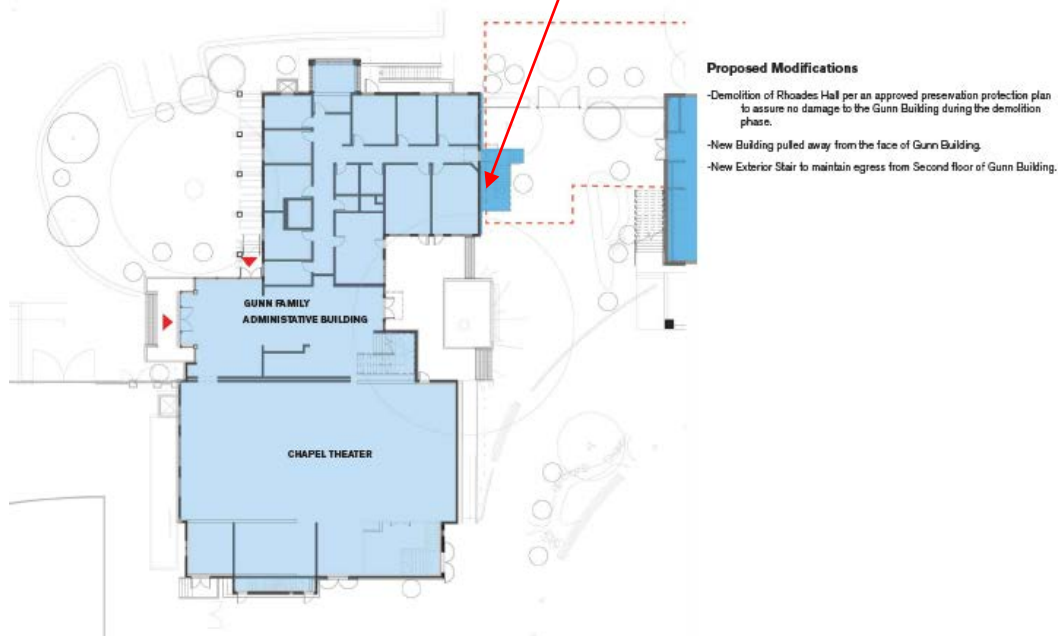
Second Floor Plan

SECOND BRYANT ENTRY POINT



Updated Bryant Elevation

2nd floor egress stair to fenced garden



FENCED GARDEN ENTRY BETWEEN GUNN AND ACADEMIC BUILDINGS



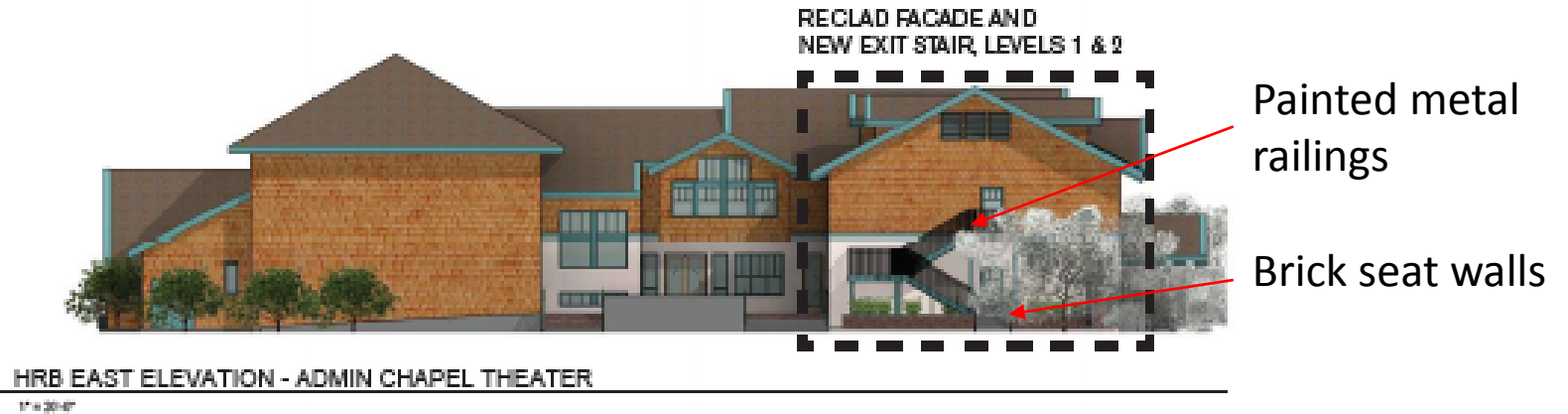


HRB SEPTEMBER 24, 2020

- HRB accepted FEIR responses on cultural resources
- HRB provided input on AR finding verbiage
- HRB subcommittee will review final exit stair details



HRB INPUT ON GUNN BUILDING CHANGES



- Frame doors with wood trim to match the existing window trim
- Doors in existing locations
- 2nd floor door has existed since the 1960s



1910

HRB SUPPORTED DRAFT AR FINDING 2(b)

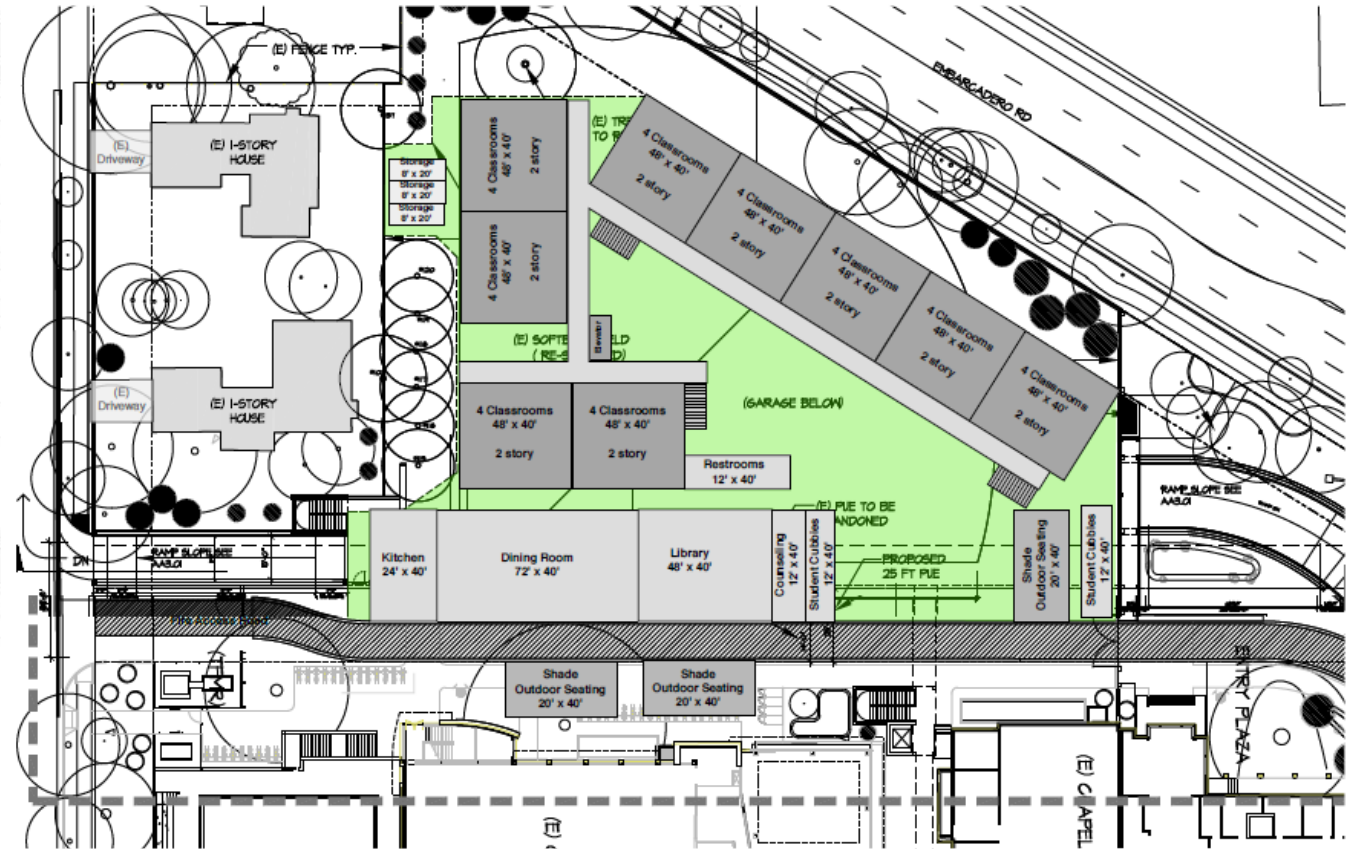
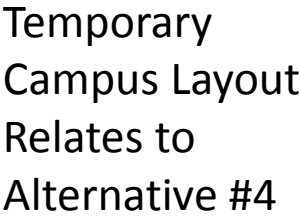
The project retains and improves the existing Historic Resource Category 3 resource, the Gunn Administration Building, in a way that demonstrates compliance with the Secretary of the Interior Standards for Rehabilitation by:

- **Separating Gunn Building** from the Rhoades building to be demolished;
- **Refinishing the exterior wall** on the eastern façade with differentiated stucco on the first floor and wood shingles on the second floor, **consistent with the existing building materials and finishes and matching the existing exterior finishes in material, color and dimension**; *the refinishing plans would not alter the building dimensions*;
- **Adding new doors** on the first and second floors and constructing new exterior stairs (with Condition for modifications to Option 1 retaining door proposal but capturing some of Option 2's railing features – with review of final details for egress stairway to be reviewed by HRB subcommittee) to provide access to the second floor (*wood trim to match existing window trim*);
- **Maintaining and preserving distinctive finishes and character-defining features**, including its stucco- and shingle-clad exterior walls, wood shingle roofing, and Craftsman style features;
- **Enabling, upon project implementation, the Administration Center to continue to convey its distinctive features, finishes, construction techniques, and examples of fine craftsmanship.**



PTC SEPTEMBER 9, 2020

- PTC on a 4-1-2 vote recommended EIR sufficiency
- PTC continued CUP/Variance hearing to 10-14-20
- CUP deliberation includes temporary campus request
- PTC packet: Draft findings and conditions for CUP and GFA replacement Variance
- Outcomes of GFA Replacement Variance, CUP discussions to be shared with ARB before 3rd ARB



CONSTRUCTION PHASING

Construction phases requested with Architectural Review (CUP conditions would set enrollment milestones/increases related to construction phases):

- First phase: complete parking facility and landscaping (enrollment up to 490 students following garage installation via annual increases of 25-27 students)
- Subsequent phases: 540 student cap after Academic Building construction
 - Phase 2 relocates the pool
 - Phase 3 relocates deliveries/waste pick-ups below grade, further from street, reduces food service deliveries by 10%, and implements a sustainability plan
 - Phase 4 demolishes campus buildings, replaces removed GFA with the academic building GFA

TREES

TREES TO BE PRESERVED IN PLACE

- 6 Redwood Trees next to Spieker Field: #115 - 120 (includes 3 protected Redwoods #118 – 120)
- 31 'Protected Trees': #1, 10, 16, 38, 39, 40, 41, 54, 55, 56, 63, 64, 84, 85, 87, 89, 98, 99, 100, 111, 113, 118, 119, 120, 121, 122, 138, 157, 159, 160, 162
- 42 Trees (non-protected):
#2,7,8,9,12,14,15,30,31,32,33,45,46,47,49,57,60,61,73,82,83,86,88,96,97,105,106,107,108,109,110,115,116,117,123,124,137,149,150,151,158,161
- 4 Trees on neighbor property: #165, 166, 167, 168
- 36 Street Trees - #11, 17, 18, 20, 21, 23, 25, 26, 34, 35, 36, 37, 42, 43, 44, 48, 51, 52, 65, 68, 69, 70, 71, 103, 104, 126, 127, 128, 129, 131, 132, 133, 134, 135, 163, 164

TREES TO BE REMOVED/REMOVALS

- 3 'Protected' trees: Same 'Protected' oaks 102, 140, 155 as Project
- 3 Street Trees: 53, 66, 67
- 10 Trees (not protected): 4, 90, 91, 94, 95, 141, 142, 143, 144, 154
- 13 trees removed or died since original inventory
 - Trees # 92, 93: Previously Removed for Poor Condition
 - Tree # 112: Previously Removed for Hazardous Structure
 - Trees # 19, 22, 24, 125, 130: Street Trees City Removed
 - Tree # 45: The original tree died and was removed; Tree # 45 is now a Replacement Blue Atlas Cedar
 - Trees # 58, 59, 62: Trees that died since original inventory

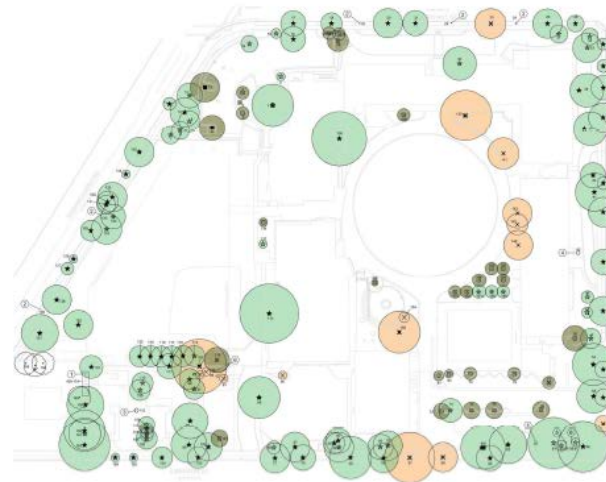
TREES TO BE RELOCATED

- 2 'Protected' Trees: #6, 13
- 27 Trees: #3, 5, 6, 27, 28, 29, 50, 72, 74, 75, 76, 77, 78, 79, 80, 81, 101, 114, 136, 139, 145, 146, 147, 148, 152, 153, 156

TREES

- Removes 4 trees for *fire road, driveway*: #4 (Dogwood), #23 (Sweet gum), #53 (Hackberry), #67 (Elm);
- Removes 1 tree for *pool* (#90, Grecian laurel) and 5 trees for *garage* (#91, #94 and 95, Hawthornes, #102 CL Oak, #105 Pittosporum);
- Removes 3 trees *for new Academic Building* (#140 CL Oak, #154 Japanese maple, #155 CL Oak);
- Removes 4 dead trees (#58 and 59, Pittosporum, #92 and 93, Hawthornes)

TREE DISPOSITION PLAN










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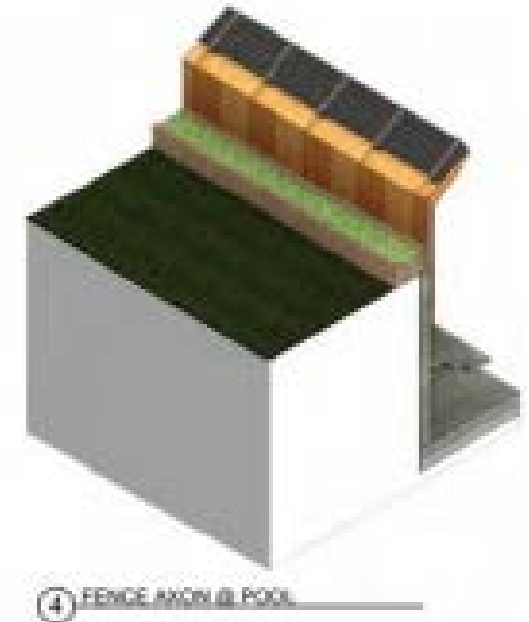
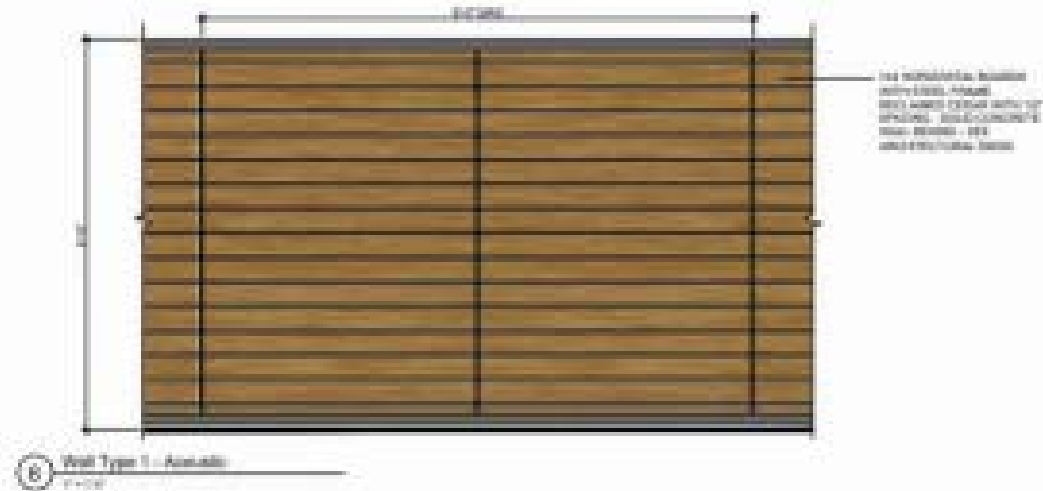
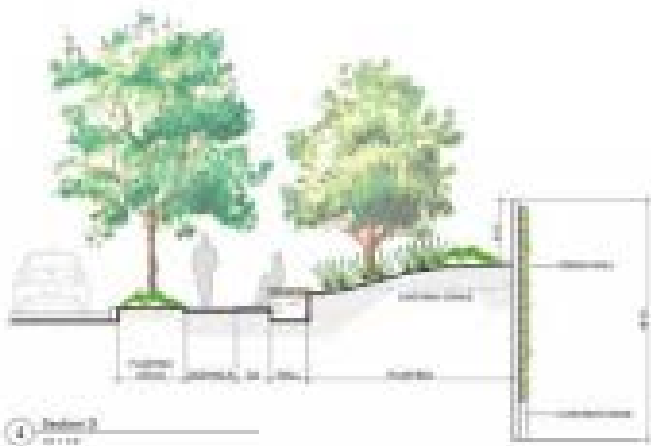
TREE DISPOSITION LEGEND

Indicates tree number as referenced in Arborist Report

Regulated Trees		Qty
	Tree to be Preserved	68
	Tree to be Relocated: See Planting Plan	2
	Tree to be Removed	7
Unregulated Trees		Qty
	Tree to be Preserved	38
	Tree to Be Preserved. Tree included in Arborist Report but not within project Property. Separated from project by existing fence.	4
	Tree to be Relocated	26
	Tree to be Removed	10
Already dead or removed prior to project start - see Reference Notes, 19, 22, 24, 45, 58, 59, 62, 92, 93, 112, 125, and 130. Only 45, 58, 62, and 112 require mitigation.		12
Total		168

NOISE

Pool area sound wall is designed to mitigate noise impacts



TDM PROGRAM

- Mitigation measures plus conditions
- Monitoring, reporting, enforcement
- Project *would not add 1,477 daily trips*; project adds 279 net new daily trips to existing trips – this number reduces to 114 net new trips under Mitigation Measure 7a
- Table MR5-2 in EIR reports on the total number of daily trips to show the 279 increase before application of MM 7a.
- Conditions will be drafted to present to the PTC to address specific measures, monitoring and enforcement

EVENTS

45 under 100 guests, 40 100+ guests, 5 major events

	School Event Limitations		Illustrative Examples
	Category	Weekday/Weeknight/Weekend	
1.	50-100 Guests	Weekday	Middle School Swim Meet
2.	50-100 Guests	Weekday	Parent Meeting/Reception
3.	50-100 Guests	Weekday	Admissions Event
4.	50-100 Guests	Weekday	Admissions Event
5.	50-100 Guests	Weekday	Admissions Event
6.	50-100 Guests	Weekday	Parent Meeting/Reception
7.	50-100 Guests	Weekday	Arts Showcase
8.	50-100 Guests	Weekday	Arts Showcase
9.	50-100 Guests	Weekday	Alumnae Reception
10.	50-100 Guests	Weekday	Arts Performance
11.	50-100 Guests	Weekday	Parent Meeting/Reception
12.	50-100 Guests	Weekday	Admissions Event
13.	50-100 Guests	Weekday	Parent Meeting/Reception
14.	50-100 Guests	Weekday	Parent Meeting/Reception
15.	50-100 Guests	Weekday	Upper School Swim Meet
16.	50-100 Guests	Weekday	Upper School Swim Meet
17.	50-100 Guests	Weekday	Parent Meeting/Reception
18.	50-100 Guests	Weekday	Academic Showcase
19.	50-100 Guests	Weekday	Academic Showcase
20.	50-100 Guests	Weekday	Class Day
21.	50-100 Guests	Weekday	8 th grade Promotion
22.	50-100 Guests	Weeknight	Dances and Socials
23.	50-100 Guests	Weeknight	Dances and Socials
24.	50-100 Guests	Weeknight	Academic Showcase
25.	50-100 Guests	Weeknight	Parent Meeting/Reception
26.	50-100 Guests	Weeknight	Parent Meeting/Reception
27.	50-100 Guests	Weeknight	Global Program
28.	50-100 Guests	Weeknight	Arts Performance
29.	50-100 Guests	Weeknight	Parent Meeting/Reception
30.	50-100 Guests	Weeknight	Alumnae Gathering
31.	50-100 Guests	Weeknight	Dances and Socials
32.	50-100 Guests	Weeknight	Global Program
33.	50-100 Guests	Weeknight	Parent Meeting/Reception
34.	50-100 Guests	Weeknight	Parent Meeting/Reception
35.	50-100 Guests	Weeknight	Academic Showcase
36.	50-100 Guests	Weekend	Parent Meeting/Reception
37.	50-100 Guests	Weekend	Parent Meeting/Reception
38.	50-100 Guests	Weekend	Arts Performance
39.	50-100 Guests	Weekend	Arts Performance
40.	50-100 Guests	Weekend	Parent Meeting/Reception
41.	50-100 Guests	Weekend	Parent Meeting/Reception
42.	50-100 Guests	Weekend	Parent Meeting/Reception
43.	50-100 Guests	Weekend	Arts Performance
44.	50-100 Guests	Weekend	Arts Performance
45.	50-100 Guests	Weekend	Alumnae Gathering
46.	100+ Guests	Weekday	Grandparents Event
47.	100+ Guests	Weeknight	Parent Meeting/Reception
48.	100+ Guests	Weeknight	Global Program
49.	100+ Guests	Weeknight	Arts Performance
50.	100+ Guests	Weeknight	Parent Meeting/Reception
51.	100+ Guests	Weeknight	Parent Meeting/Reception
52.	100+ Guests	Weeknight	Dances and Socials

53.	100+ Guests	Weeknight	Service Learning Showcase
54.	100+ Guests	Weeknight	Academic Showcase
55.	100+ Guests	Weeknight	Parent Meeting/Reception
56.	100+ Guests	Weeknight	Dances and Socials
57.	100+ Guests	Weeknight	Admissions Event
58.	100+ Guests	Weeknight	Donor Event
59.	100+ Guests	Weeknight	Global Program
60.	100+ Guests	Weeknight	Admissions Event
61.	100+ Guests	Weeknight	Arts Performance
62.	100+ Guests	Weeknight	Global Program
63.	100+ Guests	Weeknight	Dances and Socials
64.	100+ Guests	Weeknight	Arts Performance
65.	100+ Guests	Weeknight	Dances and Socials
66.	100+ Guests	Weeknight	Academic Showcase
67.	100+ Guests	Weeknight	Dances and Socials
68.	100+ Guests	Weeknight	Service Learning Showcase
69.	100+ Guests	Weeknight	Donor Event
70.	100+ Guests	Weeknight	Dances and Socials
71.	100+ Guests	Weeknight	Arts Performance
72.	100+ Guests	Weeknight	Alumnae Gathering
73.	100+ Guests	Weeknight	Athletics Showcase
74.	100+ Guests	Weekend	Parent Meeting/Reception
75.	100+ Guests	Weekend	Admissions Event
76.	100+ Guests	Weekend	Admissions Event
77.	100+ Guests	Weekend	Arts Performance
78.	100+ Guests	Weekend	Arts Performance
79.	100+ Guests	Weekend	Donor Event
80.	100+ Guests	Weekend	Admissions Event
81.	100+ Guests	Weekend	Admissions Event
82.	100+ Guests	Weekend	Arts Performance

83.	100+ Guests	Weekend	Arts Performance
84.	100+ Guests	Weekend	Arts Performance
85.	100+ Guests	Weekend	Arts Performance

This table includes the Major Events and information about when they are held. The Major Events will not change in quantity nor in the specific name of the event unless given written permission by the City of Palo Alto. A Major Event is defined as events that bring almost all students and parents to the Castilleja campus.

	Major Events		Event Name
	Category	Weekday/Weeknight/Weekend	
1.	Major Event	Weekend	Back to School Night
2.	Major Event	Weeknight	Gator Gathering
3.	Major Event	Weeknight	Founder's Day
4.	Major Event	Weekday	Opening Day / Tie Ceremony
5.	Major Event	Weekend	Baccalaureate / Graduation

5 major events



CITY OF
**PALO
ALTO**

AMY FRENCH

Chief Planning Official

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