

# City of Palo Alto

Department of Planning and  
Community Environment

Application No. **00-CUP-23: 1310 Bryant Street (Castilleja School)**

Use Permit 00-CUP-23 is approved to allow Castilleja School to increase the number of enrolled students from 385 to 415 students and add two full-time faculty members. The school is located at 1310 Bryant Street, within the R-1 (929) Single Family Residential Zoning District. Project approval is based on the following findings and is subject to conditions listed below.

## FINDINGS

Planning Division

1. *The proposed use, at the proposed location, will not be detrimental or injurious to property or improvements in the vicinity, and will not be detrimental to the public health, safety, general welfare or convenience.*

The proposed enrollment increase from 385 to 415 students and the addition of two full-time faculty members will not be detrimental or injurious to property or improvements in the area or to the public health, safety, general welfare or convenience. Castilleja School has taken steps to improve the existing traffic congestion and parking problems associated with the school, pursuant to the conditions of approval for the Use Permit previously issued for the modification of the administration building [99-UP-48]. These improvements include including making changes to the existing drop-off and pick-up areas to improve traffic efficiency at the site, adding approximately 14 new parking spaces, and implementing a Transportation Demand Management Program. As a condition of this Use Permit, Castilleja must also reconfigure the staff/faculty parking lot to include no fewer than 44 parking spaces and a loading/unloading area for trucks and busses.

2. *The proposed use will be located and conducted in a manner in accord with the Palo Alto Comprehensive Plan and the purposes of Title 18 of the Palo Alto Municipal Code.*

The site is located in a single-family residential zone where private educational facilities are conditionally permitted. The educational facility will be used in accordance with prescribed conditions of approval. The conditions of approval for the project and Use Permit 99-UP-48 will help reduce the impacts on the surrounding area regarding traffic and parking. The improvements to the facility required by Use Permit 99-UP-48 and this Use Permit will bring the site into more substantial compliance with the parking requirements of the Palo Alto Municipal Code. The required improvements will also be consistent with Goals T-3 and T-4 of the Comprehensive Plan in that access for pedestrians, bicyclists and automobiles will be improved.

250 Hamilton Avenue  
P.O. Box 10250  
Palo Alto, CA 94303  
650.329.2441  
650.329.2154 fax

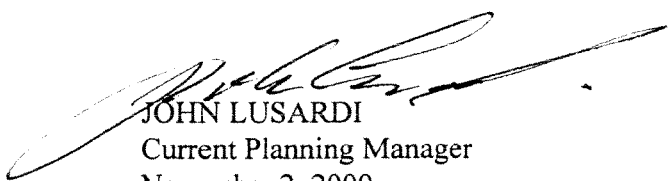
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**CONDITIONS OF APPROVAL**

1. All conditions of approval of Use Permit 99-UP-48 shall remain in full force and effect and are incorporated into the approval of this permit. In particular, Castilleja shall continue to initiate the scheduling of neighborhood meetings to provide an open dialog regarding the neighborhood issues. The meetings shall occur twice a year, once in June and once in October. The Current Planning Manager shall be notified as to the time and date of these meetings and may attend.
2. The staff/faculty parking area at the corner of Emerson and Kellogg Avenues shall be improved in a manner consistent with the site plan dated October 2, 2000 and shall contain no fewer than 44 parking spaces. However, the plans shall be modified to incorporate parking stall lengths and aisle widths as required by Palo Alto Municipal Code (PAMC) Section 18.83.090(m). The two one-way driveways should also be narrowed to 16 feet in width. An application package for Architectural Review Board (ARB) review shall be submitted no later than three months from the date of this letter. The application package shall also include any and all physical improvements associated with the installation of the new swimming pool.
3. No approvals for any physical improvements to the site are implied or given through the approval of this Use Permit.



JOHN LUSARDI  
Current Planning Manager  
November 2, 2000

**NOTE**

This Use Permit is granted in accordance with and subject to the provisions of Chapter 18.90 of the City of Palo Alto Municipal Code. This permit will become effective ten days following the date of this letter, unless an appeal is filed as provided by Chapter 18.92 of the Palo Alto Municipal Code. A copy of this letter shall accompany all future requests for City permits relating to this approval. In the event that this approval is appealed, an additional letter will be mailed with information regarding the scheduled hearing dates before the Planning Commission and the City Council.

In any case in which the conditions to the granting of a Use Permit have not been complied with, the Current Planning Manager shall give notice to the permittee of intention to revoke such permit

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at least ten (10) days prior to a hearing thereon. Following such hearing and if good cause exists therefore, the Current Planning Manager may revoke the Use Permit.

A Use Permit which has not been used within one (1) year after the date of granting becomes void, although the Current Planning Manager may, without a hearing, extend the time for an additional year if an application to this effect is filed before the expiration of the first year.

**Applicant:** Georgia Bond, Director of Finance and Operations  
Castilleja School  
1310 Bryant Street  
Palo Alto, CA 94301

**Property Owner:** Castilleja School  
1310 Bryant Street  
Palo Alto, CA 94301