

Planning Application #: 15-018

Date Received: 3/25/15
 Fee Paid: \$2,072
 Receipt #: 87970

City of Albany

MAR 25 2015

Community Development

City of Albany

**PLANNING APPLICATION FORM
NON-RESIDENTIAL**

Please complete the following application to initiate City review of your application. Please be aware that staff may have additional application requirements. For projects requiring Planning and Zoning Commission review, please schedule an appointment with Planning Division staff. The Community Development Department office is open to accept applications Monday, 8:30 AM to 7:00 PM, Tuesday through Thursday 8:30 AM to 5:00 PM, and Friday 8:30 AM to 12:30 PM (closed Noon – 1PM, Mon. – Thu.) at 1000 San Pablo Avenue, Albany, CA 94706 (510) 528-5760.

Fee Schedule (FY 2013-2014)

<input checked="" type="checkbox"/> Design Review*	\$2,072/ Admin. \$1,101
<input type="checkbox"/> Parking Exceptions/Reductions - see separate handout*	\$Actual Cost/Min \$2,072
<input type="checkbox"/> Conditional Use Permit (major)*	\$Actual Cost/Min \$2,072
<input type="checkbox"/> Conditional Use Permit (minor)*	\$1,101
<input type="checkbox"/> Sign Permit	\$1,479/\$461 Admin.
<input type="checkbox"/> Temporary/Seasonal Conditional Use Permit*	\$461
<input type="checkbox"/> Lot Line Adjustment*	\$Actual Cost/Min \$1,101
<input type="checkbox"/> Secondary Residential Unit*	\$1,101
<input type="checkbox"/> Parcel/Subdivision Map; Planned Unit Development; Condo Conversion*	\$3,357
<input type="checkbox"/> Variance*	\$2,072
<input type="checkbox"/> Other(s): _____	\$ _____

*When obtaining more than one planning approval, the full amount for the highest fee will apply and 1/2 fee will be charged for any other ones.

General Plan Update Fee \$45 included in the fees above. This fee only needs to be paid once for each separately submitted application.

****If applying for a Conditional Use Permit, please complete the Supplemental Questionnaire****

Job Site Address: 1600 Posen Avenue		Zoning District: PF
Property Owner(s) Name: Saint Mary's College High School	Phone: (510) 526-9242 Fax: (510) 559-6277	Email: brotheredmond@stmchs.org
Mailing Address: 1294 Albina Avenue	City: Berkeley	State/Zip: 94706
Applicant(s) Name (contact person): Vivian Kahn	Phone: (510) 842-0542 Fax: NA	Email: vkahn@kmort.com
Mailing Address: Kahn/Mortimer/Associates 737 Second Street #307	City: Oakland	State/Zip: 94607

PROJECT DESCRIPTION (Please attach plans)

Student Chapel (see attached description)

TERMS AND CONDITIONS OF APPLICATION

I, the undersigned owner (or authorized agent) of the property herein described, hereby make application for approval of the plans submitted and made part of this application in accordance with the provisions of the City's ordinances, and I hereby certify that the information given is true and correct to the best of my knowledge and belief.

I understand that the requested approval is for my benefit (or that of my principal). Therefore, if the City grants the approval with or without conditions, and that action is challenged by a third party, I will be responsible for defending against this challenge. I therefore agree to accept this responsibility for defense at the request of the City and also agree to defend, indemnify and hold the City harmless from any costs, claims, penalties, fines, judgments, or liabilities arising from the approval, including without limitation, any award or attorney's fees that might result from the third party challenge.

For this purposes of this indemnity, the term "City" shall include the City of Albany, its officers, officials, employees, agents and representatives. For purposes of this indemnity, the term "challenge" means any legal or administrative action to dispute, contest, attack, set aside, limit, or modify the approval, project conditions, or any act upon which the approval is based, including any action alleging a failure to comply with the California Environmental Quality Act or other laws.

The signature of the property owner is required for all projects. By executing this form you are affirming that you are the property owner.

	3/21/15
_____ Signature of Property Owner	_____ Date
	3/24/15
_____ Signature of Applicant (if different)	_____ Date

SAINT MARY'S COLLEGE HIGH SCHOOL
1600 Posen Avenue, Albany, California
(Mailing Address: 1294 Albina Avenue, Berkeley)

Chapel Design Review Application
March 2015

BACKGROUND AND SUMMARY

SMCHS is an accredited co-educational college preparatory high school operated by the De LaSalle Christian Brothers, who have operated schools on the same site since 1903. The 12.5-acre site is bordered to the south by Codornices Creek (the Berkeley City boundary) and to the north by Posen Avenue. Residential properties fronting on Ordway Street and Monterey Avenue in Berkeley abut the western and eastern sides of the property.

The campus is currently developed with a diverse assortment of buildings that were constructed over the past 55 years to replace De La Salle Hall (1927-1973), the St. Joseph's Academy Grammar School building (1888-1959), and other original structures. The existing buildings, which contain just over 116,000 square feet of floor area, are:

- Gymnasium (1948)
- Gymnasium Auditorium (1995)
- Saint Joseph's Hall (1957)
- Shea Student Center (1977)
- Cronin Hall (1952, 1959)
- Murphy Hall Science Building (1986)
- Frates Memorial Hall (2002)
- Music Pavilion (1989)
- Vellesian Hall (1946)
- Brothers' Residence (1978)

In November 2013, the City of Albany approved Conditional Use Permit (CP) 06-053 allowing Saint Mary's College High School (SMCHS or "the Applicant") to construct 31,390 square feet of building space, including two new buildings, and make other alterations to structures on the 12.5-acre campus. The City also approved Design Review application 2013-04 for one of the two new structures, a 13,400 square foot Music Building to replace the existing 1,930 square foot Music Pavilion. SMCHS is now requesting Design Review approval for the second new building, a 4,400 square foot chapel that will reinforce the community values of a LaSallian education by providing a separate structure to serve as a sacred space for prayer, worship, liturgy, and instruction.

Achieving this objective is critical to enabling SMCHS to continue to fulfill its mission as a college preparatory high school that provides students with a quality human and Christian education, and is particularly crucial for the De La Salle Christian Brothers who, since 1868, have invested their lives and resources in Saint Mary's as the means to live out their religious vocations as teaching Brothers. Saint Mary's core values are faith in God, respect of all persons, inclusive community, quality

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education, and service of the poor and social justice. Saint Mary's seeks to educate the whole person, promoting the intellectual, spiritual, physical and social development of each student through rigorous academic and co-curricular programs. Saint Mary's expects its graduates to become lifelong learners, responsible, moral, productive citizens, and active members of their communities.

ZONING REQUIREMENTS

The SMCHS campus is zoned Public Facilities (PF) conforming to the General Plan's classification of the site as Public/Quasi Public. Schools are among the uses that the PF district regulations allow subject to approval of a Use Permit (Section 20.12.040). That portion of the site located within 75 feet of the centerline of Codornices Creek is also subject to the City's Watercourse Overlay District (WC) regulations (Section 20.12.080.B.6), which require a use permit to allow structures closer than 20 feet from the top of the natural creek bank (Section 20.24.030.G). Neither the approved project nor the current Design Review application propose any structures that would require a use permit pursuant to this provision.

Except for imposing a 40-foot height limit, the Zoning Ordinance does not stipulate any site regulations for development in the PF District but requires the Planning and Zoning Commission to establish development standards on a case-by-case basis as part of the zoning and design review process (Section 20.24.020). The standards applicable to the proposed chapel are listed in Attachment A, which compares the proposed project with the CUP requirements. Pursuant to the CUP, at build-out the approved plan for the entire site will increase the number of parking spaces the Applicant provides on the property to fully comply with Section 20.28.030.B, which requires one space for each SMCHS employee and one space for every 10 students. The tabulation sheet (Attachment A) describes the proposed chapel and shows how it conforms to applicable zoning standards including the site regulations that the Commission previously established for the property.

PROJECT DESCRIPTION

The proposed chapel is intended to serve as a focal point for the campus, symbolizing the faith life and the mission of the school and emphasizing the religious beliefs and values of the school community. Since the demolition of De La Salle Hall 35 years ago, the school has been without a chapel, which has made it necessary to use classrooms, Shea Center, and the gymnasium/auditorium for the religious functions that are integral to Saint Mary's mission. The 4,400 square foot building will be an expression of the school's Catholic identity; a special place of gathering, worship and prayer; a point of orientation; and a place for meditative reflection. The proposed location on the sloped hillside above Codornices Creek will allow the building to be visible to those arriving at the campus but, at the same time, somewhat separate from buildings that accommodate day-to-day school activities.

The one-story building has been designed as a space for worship, religious services, quiet prayer and meditation, religious instruction and a place for the Blessed Sacrament. The approved floor area is the size needed to allow gatherings of up to 200 people, which is equivalent to students and faculty from one grade level and a few guests. Specific uses may include:

- Adoration of the Blessed Sacrament
- Class Masses
- Brothers Community Masses and Morning and Evening Prayers
- Masses during lunch, especially during Advent and Lent

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- Alumni Masses
- Group Prayer Services (immersion programs, athletic teams, faculty and staff, new teachers, student leadership, etc.)
- Memorial Services, especially on All Soul's Day and throughout November
- Observance of Liturgical Year
- Programmatic: Ritual and Worship Class, World Religion Class, Reconciliation Services, Day of the Dead prayer service, etc.

Saint Mary's College High School has a campus atmosphere with a collection of smaller buildings surrounding open spaces in a park-like environment instead of one or two large structures as is typical of many schools.

The campus has been divided into several zones, each devoted to a primary campus function, with the cross, reflecting the Christian values at the core of the School, at the center of the campus. The cross is at the intersection of axes running approximately northeast-southwest and northwest-southeast through the center of the space. This scheme organizes the campus "flow" and creates a central gathering and circulation space. The principal campus entries to the northwest-southeast axis are from Albina Avenue on the south and from Posen Avenue on the northwest. Frates Hall anchors one end of the southwest to northeast axis; the proposed music building will mark the other.

The northeast side of the campus axis is the activities zone with the gymnasium, auditorium, student center, and band room. Uphill, the athletic fields are adjacent to and accessible from this zone. To the southwest is the academic zone with classrooms, library, and administrative offices. The classrooms are organized around the academic quadrangle. The Principal's office and reception desk are in the center, close to the cross.

The organization of the campus is best seen during the change of classes, when the entire student body passes through the "quad". Teachers are able to observe the comings, goings, and interactions from the classroom doors. In a way, this environment adds a cohesive quality to the campus community. The site slopes generally from north to south with level areas in central campus locations of student flow.

The campus site plan and buildings have been designed to maintain the campus feeling, which is a central component of the school's image and culture. The different design of individual buildings reflects the evolution of the school's architectural history over the decades but the images of the existing buildings also have aspects in common including certain building components, materials, and colors including white stucco plaster walls and terra cotta color roofs. In contrast, both the location of the chapel site and the design of the structure and its site are intended to distinguish the building from other campus functions as a special place.

The current proposal sites the chapel an additional 10 feet from the previously approved 30-foot setback from the top of the natural bank, for a total of 40 feet from top of natural bank. The proposed plan also shifts the building about 20 feet farther east than the original CUP layout, which will help to create greater interest for pedestrians approaching from the south and reinforce the school's identity as a Christian institution at the main entrance to the campus. This change also creates space for a meditative garden. From the standpoint of accessibility, moving the building to the east will also reduce the distance from the relocated accessible parking space in the parking area adjacent to Vellesian Hall to the entry of the Chapel.

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The maximum height of building will be 38 feet, 2 feet lower than the approved height of 40 feet above the existing grade of the sloping building site. The proposed building will also sit 7 feet lower on the site as compared to the approved building envelope because the elevation of the pad has been lowered from an elevation of 125 feet above sea level to 120 feet in order to be closer in elevation to the accessible parking space. In addition to lowering the maximum height of the building from 40 to 38 feet, the proposed design significantly reduces the building mass and building profile as the attached site sections and plans illustrate (see Design Drawings and Attachment B). The proposed design replaces the more traditional pitched roof and steeple with a simple roof form punctuated by a vertical element that slopes from 20 feet to 38 feet tall on the eastern elevation with a narrow window allowing morning light to imbue the sacred space of the sanctuary. Windows to the south and west visually connect the chapel to the existing mature trees and adjoining meditative garden to give the relatively compact building a greater sense of connection with its surroundings.

Colors and Materials

The simple building palette of natural concrete and glass is intended to be respectful to give the chapel a sense of permanence and serve as a backdrop to the play of light and shadow with the surrounding landscaping. The architecturally exposed cast in place concrete is carefully articulated and composed to reinforce the rhythm of the aluminum curtain wall window system.

Landscaping

On the hillside area near the Brothers' Residence most of the existing trees, including a 24-inch oak, will be preserved. Construction of the Chapel will require removal of a 15-inch pine, 12-inch Oak and 12-inch Cedar and two to four acacia with a diameter of 12-inches or greater. These trees will be replaced with trees such as Blue Atlas Cedar or Coast Redwood, shrubs such as Sweet Bay, Pacific Wax Myrtle or Manzanita,, and ground cover as shown in the planting plan included with the Design Drawings.

The gardens of the Chapel are designed to be welcoming to students, increase the connection to the natural world and inspire contemplation. A carefully choreographed sequence begins with the entry courtyard that is visible from the school's entrance. A sculptural tree welcomes students and forms the focal point of this forecourt to the Chapel. Once inside, the sound of water leads visitors along a linear water feature and procession up to the main garden space. Here, the walled garden connects across the water feature to the interior Chapel space, uniting the spaces visually. To the west, an intimate garden space with a stone grotto is set below the existing tree canopy.

The planting scheme for the Chapel is seen as a transition zone between the riparian ecosystems of the creek and the surrounding campus. At the base of the building, native shrubs such as Sweet Bay, Pacific Wax Myrtle or Manzanita, and ground cover will be planted. The tree in the forecourt as well as the trees in the main garden will be small courtyard trees with seasonal interest, such as Japanese Maples, Thornless Common Honey locust, Royal Star Magnolia, or similar. The intimate west garden will be planted with a mix of grasses, flowering currant and drought-tolerant ferns. Additional trees will be planted in this area to add to the existing tree canopy. The upper hillside will be planted with a mix of drought-tolerant grasses to complement the existing lawn adjacent to this project.

The Applicant will select all plant material for the improvements from the list of varieties in Bay-Friendly Landscape Guidelines or use comparable plants subject to review and approval by the City. Prior to issuance of any construction related permit, the Applicant will submit a Tree Protection Plan

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for City review. This Plan will identify the specific actions the Applicant will take to protect the long-term health of existing trees that will remain.

Lighting

Exterior lighting will include International Dark Sky Association and LEED-compliant lighting fixtures. Pathway lighting will be provided by wall- or fence-mounted fixtures that direct light downward, with no light emitted about 90 degrees from nadir. There will be limited uplighting in the Garden as described below.

The exterior stairs at the southeast corner of the project will be illuminated by either bollards or a pole-mounted fixture to provide the minimum light level recommended by the Illuminating Engineering Society. Care will be taken to select a fixture with the appropriate beam-spread and cut-off lens or reflector to minimize glare.

Inside the entry gate, the Courtyard and the walkway to the south of the Chapel will be illuminated by wall- and fence-mounted lighting fixtures. These lights will continue to the southwest Garden entrance. The pool parallel to the walkway may have concealed accent lighting.

In the Chapel garden, pathway lighting will be concealed under the edges of benches. There will be uplighting of the west wall and some trees within the allowable limits of LEED and ASHRAE for these purposes. The design intent is to provide the minimum light level required by codes on egress paths, while creating a nighttime environment that is welcoming and contemplative. The Lighting Plan is included with the Design Drawings.

OTHER ISSUES

Runoff and Drainage

The site runoff and drainage will continue to follow its current course of flow from north to south and ultimately be directed into the two existing drain inlets just north of the bridge. The CUP has approved the C.3 requirements for the Chapel site to be integrated into the bio-infiltration facility that is treatment for the existing 22,500 square-foot parking lot. No separate stormwater treatment is required for the Chapel project pursuant to drainage plan that is being implemented for the campus as a whole and all of the existing and proposed structures as approved by the City.

The following tables summarize the existing and proposed impervious areas for the entire campus and for the proposed chapel.

Area	Existing (SF)	Proposed (SF)
Total Campus	544,453	544,453
Roof Area	72,820	94,020
Paved Area	180,590	180,390
Total Impervious Area	253,410	274,410

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Impervious by Project Area	Existing Conditions (SF)	New and Replaced Impervious Area (SF)	Total New and Replaced Impervious Area (SF)
Chapel			
Building Roof		4,400	
Paved Areas		2,000	
Total Impervious Area			6,400

Provision C.3 applies to the parking lot storm water treatment, which has been approved, as noted above, in lieu of any treatment required at the Chapel site. These requirements, which the City has already approved and are included here for information purposes, are as follows:

- The proposed project is a Regulated Project because it will create or replace more than 10,000 square feet of impervious surface collectively over the project site.
- Treatment of runoff will be provided as described below.
 - Less than 50 percent of the previously existing impervious area (i.e. the sum of all roofs, plazas, walkways, and driveways on the school campus) is to be altered; therefore only new and/or replaced impervious surfaces must be included in the treatment design.
 - Source Control measures will be incorporated for identified potential sources of stormwater pollutants. In particular, wash water from washing floor mats and other kitchen equipment will be directed to the sanitary sewer.
 - The project site design will avoid disturbance of water bodies and drainage by re-using previously developed portions of the campus and minimizing grading.
 - Trees, vegetation, and soils will be conserved to the extent practicable within the overall project design.
- Runoff will be reduced by the use of permeable surfaces as noted below.
 - 100 percent of the amount of runoff calculated by the formulas in Provision C.3.d. for the project drainage area will be treated with LID treatment measures onsite.
 - The feasibility of achieving treatment of this amount of runoff by harvesting and reuse, infiltration, and/or evapo-transpiration will be evaluated. If treatment by harvesting and reuse, infiltration, and/or evapo-transpiration is infeasible, treatment by a biotreatment system with a surface area no smaller than what is required to accommodate a 5 inches/hour surface loading rate will be used.
- The project will create and/or replace less than one acre of impervious surface. Therefore, the project will not be a hydromodification management (HM) project.
- SMCHS will provide a signed statement accepting responsibility for the operation and maintenance of the installed stormwater treatment system. SMCHS will grant access to staff from the City of Albany and the Regional Water Quality Control Board for the purpose of performing operation and maintenance inspections of the installed stormwater treatment system.

Construction-Phase Runoff Controls

During the construction period, grading and excavation activities would result in exposure of soil to runoff, potentially causing erosion and entrainment of sediment and contaminants in the runoff. Soil

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stockpiles and excavated areas on the project site would be exposed to runoff and, if not managed properly, the runoff could cause erosion and increased sedimentation and pollutants in stormwater.

The potential for chemical releases is present at most construction sites given the types of materials used, including fuels, lubricants, paints, solvents, etc. Once released, these substances could be transported to Codornices Creek and to San Francisco Bay in stormwater runoff, wash water, and dust control water, potentially reducing water quality. Erosion of contaminated soils could result in the transport of pollutants (along with the sediments) to the Bay.

Construction of the Chapel will disturb less than an acre and will not, therefore, require approval under the Construction General Permit issued by the State Water Resources Control Board (Order 2009-0009-DWQ).

The Applicant will submit a comprehensive SWPPP that meets all applicable City of Albany Municipal Code relating to grading projects, erosion control, and discharge regulations and requirements (Chapter XX, Section 15-4.7). The SWPPP will also include specific measures to reduce potential impacts to surface water quality during the construction period of the project. The Plan will include specific and detailed Best Management Practices (BMPs) designed to mitigate construction-related pollutants. These will include practices to minimize the contact of construction materials, equipment, and maintenance supplies (e.g., fuels, lubricants, etc.) with stormwater. The SWPPP will also shall specify properly designed centralized storage areas to ensure that these materials will not be added to site runoff during rainy periods.

An important component of the stormwater quality protection effort is the knowledge of the site supervisors and workers. To educate on-site personnel and maintain awareness of the importance of stormwater quality protection, site supervisors shall conduct regular tailgate meetings to discuss pollution prevention. The frequency of the meetings and required personnel attendance list, along with summary of topics of discussion, shall be specified in the SWPPP.

BMPs designed to reduce erosion of exposed soil may include, but are not limited to: soil stabilization controls, watering for dust control, perimeter silt fences, placement of straw wattles, and sediment basins. The SWPPP will incorporate BMPs designed to control erosion by keeping sediment on the site. End-of-pipe sediment control measures (e.g., basins and traps) will be used only as secondary measures. Entry and egress from the construction site will also be controlled to minimize off-site tracking of sediment, especially on or near the Albina bridge during construction of the Chapel. Vehicle and equipment wash-down facilities will be designed to be accessible and functional during both dry and wet conditions and will not discharge to storm drains or to the Creek.

The Albany Creek Restoration Program, adopted by the City Council in 1977, required a series of zoning amendments for protecting and preserving the creeks. As shown in the accompanying plans, the Chapel will be set back 40 feet exceeding the 30-foot setback required to ensure compliance with the City's Watercourse Combining (WC) Zoning District, which applies to areas within 75 feet of the centerline of each creek, and areas designated on the Flood Insurance Rate Map as a Special Flood Hazard Zone. The site plan has also been designed to conform to General Plan Policy CHS 1.1, which proposes to "Conserve riparian and littoral habitat within the area 100 feet from creek centerline in appropriate areas both for its importance in reducing flood impacts and for its aesthetic value."

Public Art

The Applicant proposes to meet the City's public art requirements in the design of the tall window that accents the eastern façade of the Chapel. The window will be designed of stained or fritted glass incorporating a cross element that reinforces the building's function as a meditative and Christian space. Additional art will include statuary and other installations in the garden.

Green Building Ordinance Compliance

The design of the new chapel is intended to meet LEED for New School Construction in reducing energy consumption, improving air quality and building a sustainable facility. Building and site design features will include the use of an existing site, drought tolerant landscaping, storm water management (controlled run-off), interior climate control and indoor air quality (natural ventilation and radiant floor heating), lighting concepts (maximize the use of natural light and use of lighting controls to maximize energy conservation), selection of materials (recycled, low emitting, and sustainable materials), efficiency of water usage in landscaping irrigation, reduction of sewage conveyance (low-flow fixtures), reduction of potable water use, acoustical performance, and light pollution reduction. The attached checklist shows features that will ensure the new building is LEED compliant. (Attachment C)

Attachments:

- A. Tabulation Sheet
- B. Building Envelope Comparison
- C. LEED Project Checklist