City of Albany

TO: ALBANY PLANNING & ZONING COMMISSION

FROM: ANNE HERSCH, AICP, CITY PLANNER

SUBJECT: PA 06-053 St. Mary's College High School Conditional Use Permit (CUP) & Design Review (DR)

DATE: SEPTEMBER 12, 2012

Property Owner:	**Applicant/Representative:**
St. Mary's College High School 1294 Albina St. Berkeley, CA 94706	Vivian Kahn, Kahn Mortimer Associates 737 2nd Street, #307 Oakland, CA 94607

PROJECT: St. Mary's High School CUP & DR FILE: PA 06-053 LOCATION: 1600 Posen St. GP LU: PQ-Public/Quai Public ZONING: PF-Public Facilities PLANNER: Anne Hersch	Date Received: 4/27/2011 Date Deemed Complete: 10/11/2012 Date of Notice Posted/Mailed: 8/31/2012 Date of Public Hearing: September 12, 2012 **Total number of days to hearing**: 502 days

REQUEST

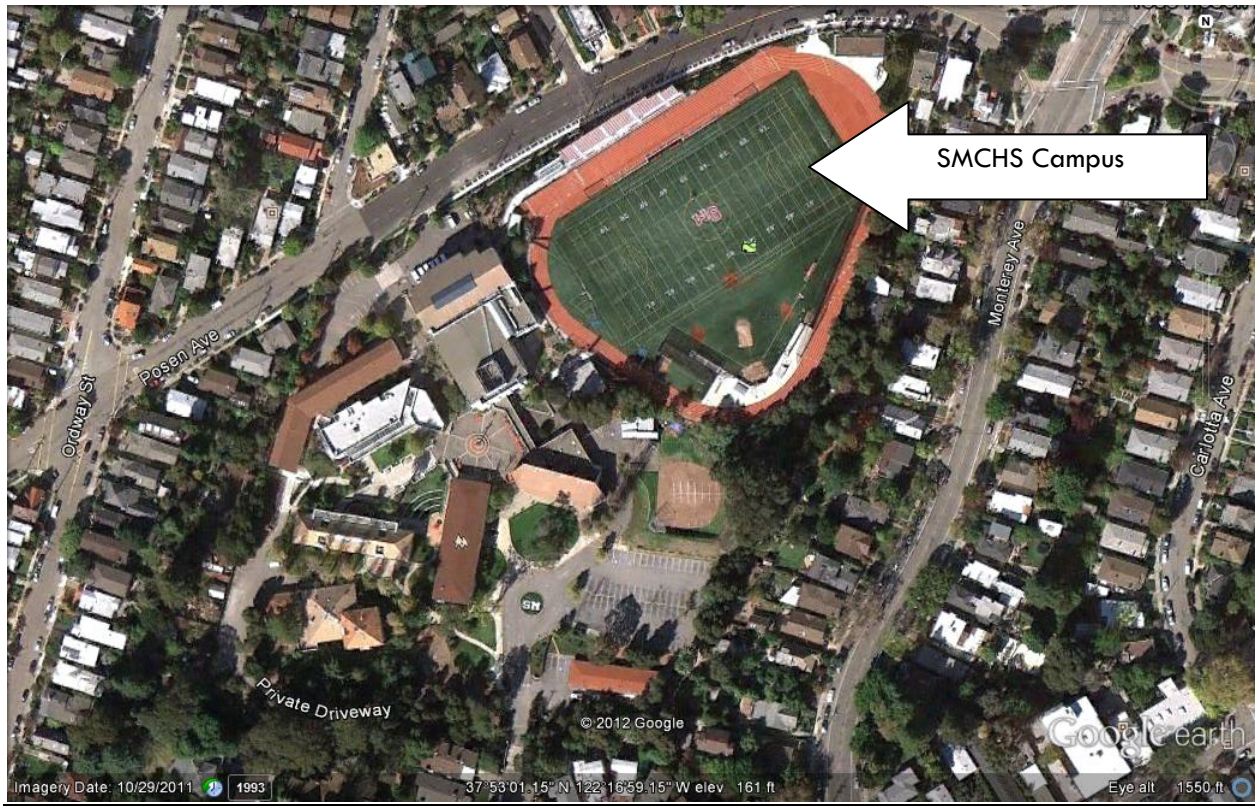
The applicant is seeking approval of a Mitigated Negative Declaration, Conditional Use Permit (CUP) request, and Design Review for a new music 13,400 sq. ft. building at St. Mary's College High School. The CUP proposal includes a proposal for anticipated new buildings on campus as funding becomes available. If approved, the CUP will supersede previous CUPs and will establish new operating conditions for the school.

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission receive the report and review the draft findings and conditions. Should the Commission take action on the application, staff recommends the following actions:

1. Review the draft Mitigated Negative Declaration (MND) and move to approve Resolution 2012-02 adopting the MND
2. Review the draft Conditional Use Permit (CUP) findings and conditions and move to approve Resolution 2012-03 approving the CUP
3. Review the Design Review request for the new music building at St. Mary's College High School and approve the submittal with project conditions

SITE LOCATION



BACKGROUND

St. Mary's College High School (SMCHS) is a co-educational high school with 630 students on a 12.5 acre site at the most southeastern portion in City of Albany, sharing a limitline with the City of Berkeley. The School has had multiple proposals in recent years with for campus facility expansion plans and use permit amendments.

Due to extensive history with the school and the use permit review process, a summary of the review and actions from the past five years is included below.

2006-2007

In 2006, the applicant submitted two (2) separate applications, PA 06-091 Field Renovation Project and PA 06-053 Campus Conditional Use Permit. At that time, a campus expansion was planned as well modifications to the use permit. This included plans for a field renovation project that encompassed new bleacher installation, a new storage building, street frontage plantings, and new fencing. A Mitigated Negative Declaration (MND) was approved for the project on September 25, 2007. The Field Renovation Design Review request (PA 06-091) was approved by the Planning & Zoning Commission in October 2007. The field renovation and related landscaping were completed in 2008.

2008

The City prepared a separate MND in 2008 to address impacts related a new Conditional Use Permit (CUP) Master Plan Amendment. A study session was held on December 8, 2008 to receive comments on the Draft MND. Comments were received though final action never occurred for the MND or the project proposal. At that time, the following new construction was proposed:

- A new multi-use building
- A new classroom building
- Athletic training and weight room facilities
- A new campus chapel
- A new music building
- A 14,000 sq. ft. addition to St. Joseph's Hall
- A 2,500 sq. ft. addition to the Brothers' Residence on campus
- A new kitchen to be constructed at the student center
- A new drainage plan

2010

The applicant submitted a revised Master Plan Use Permit application in 2010 for an update to the CUP. This application request was presented to the Planning & Zoning Commission as part of study session on March 9, 2010. At that time, additional issues involving the use permit were identified including:

- Football playoff games
- Baseball Field Netting
- Landscaping Maintenance
- Mediation between the surrounding residents and the school
- Construction of a new music building

No action was taken, the information was merely received. Mediation was scheduled to occur between school representatives and residents, though the mediator subsequently withdrew.

2011-Present

The current plan was submitted to the City in April 2011. This was presented as a study session item to the Planning & Zoning Commission on September 27, 2011. Story poles were installed shortly there after and a site walk on the campus was pubilcly noticed and held on October 11, 2011. Attendees included the full Planning & Zoning Commission, City staff, St. Mary's representatives and neighbors. The Commission requested additional information of the applicant at both hearings to satisfy application completeness. After the site walk, the City enetered into contract with Lamphier-Gregory to prepare an Initial Study for the project.

A Mitigated Negative Declaration (MND) was prepared and circulated for thirty (30) day public comment from June 6-July 6, 2012. The Planning & Zoning Commission received public testmiony during the comment period at the June 12, 2012 hearing.

PROJECT DESCRIPTION

The present proposal has been modified in scale and scope from prior submittals. It includes the following:

- A new 4,400 sq. ft. single-story campus chapel
- A new 13,400 sq. ft. single-story music building with partial basement
- A 14,000 sq. ft. addition to St. Joseph's Hall
- Shea Student Center renovation/1,400 sq. ft. new kitchen
- Request to convert classroom space in Cronin Hall (632 sq. ft.)

Total Increase: 33,832 sq. ft.

Previous proposals which included a new multi-use building, a new classroom building, athletic training and weight room facilities have been omitted from the project scope. At this time, the School has funds to construct the Music building only. They are applying for Design Review for the new the Music Building concurrent with the Use Permit application request.

Brothers' Residence

Previously, the School submitted a request to increase the Brothers' Residence by 2,500 sq. ft. Permit history of the Brothers' Residence reveals that it was a conditionally allowed use which was approved in 1977 under Use Permit No. 488. Upon further review, it was determined that the Residence is legal non-conforming as the current Municipal Code does not permit residential uses in the PF-Public Facilities zoning district. Consequently, SMCHS has omitted any expansion of the Brothers' Residence from the Use Permit request. The existing structure will continue to be used as a private residence, but may not be expanded.

The Chapel

As part of the Use Permit application, the School has proposed a 4,400 sq. ft. Chapel for the campus. Due to phasing of development, plans for building design have not been prepared. It is not known if and when the School will have funds to proceed with this phase of the use permit plan.

Unlike some other private Catholic high schools in the greater Bay Area, St. Mary's is not a parish church. Schools which have parish facilities on-site typically do not have Chapel facilities. A survey of other Catholic high schools with chapel facilities is included for reference.

School	Sq. Ft.	Seating
Bishop O'Dowd	2000	120
Carondelet	4540	48
De La Salle	1100	50
Archbishop Riordan	3050	115
St. Ignatius	5400	325
Marin Catholic	3000	110
San Domenico	2190	150

Table 1. Catholic High Schools with Chapel Facilities

The "Religious Land Use and Institutionalized Persons Act" (RLUIPA) provides that a government land use regulation that imposes a substantial burden on religious exercise of a religious assembly or institution is unlawful unless:

- The government demonstrates that imposition of the burden furthers a compelling government interest; and
- Is the least restrictive means of furthering that compelling governmental interest.

For this project, RLUIPA applies because St. Mary's is a religious institution applying for a Conditional Use Permit in accordance with the City's land use regulations. On the advice of the City's legal counsel, staff has inquired about anticipated uses and frequency of events at the proposed Chapel. However, the City has refrained from inquiring about specific religious activities and imposing any conditions that could potentially be construed as a substantial burden on religious exercise.

If constructed, the school has indicated that they have no plans for regular use of the Chapel on Sundays or other times outside of school hours. In addition, the chapel will not be a parish church. The School has also indicated that it does not intend to lease the space to members of the general public for religious or other purposes. The Chapel is intended for use by the school as a place for worship, religious services, quiet prayer and meditation, religious instruction and a place for the Blessed Sacrament. The interior is expected to include an Altar, Sacristy, parlor, vestibule, toilets, and storage space. Religious events currently held in the gymnasium would be held in the new Chapel. On occasion the chapel might be used for religious events involving members of the extended school community, such as memorial gathering for alumni.

Music Building

The new Music Building is proposed to 13,400 sq. ft. in area and will replace the existing Music Pavilion. The new building will include a 1,700 square foot space for vocal and dance programs, a 2,250 square foot band room, small practice rooms, 300 square feet of offices. The building will also have a 3,300 square foot partial basement storage area. The new building will accommodate music and dance programs currently held in the Gymnasium-Auditorium. This includes band, chorus, dance, and theater. The spaces have been designed to provide flexibility

so that vocal, dance, theater, and other uses such as cheerleaders' practice will share the same space.

Addition to St. Joseph's Hall

The addition to St. Joseph's Hall includes a renovation of the existing 16,980 square foot building and construction of 14,120 square feet of new floor area on the eastern side of the existing building. The addition will have two stories on the northern side and three on the southern part and maintain the existing 40-foot height. Similar to the existing building, the addition will have an entry at the second floor and will be oriented toward the 62-space parking area to the east. The project will allow eventual relocation of the financial and development offices from Vellesian Hall. The library is also located in this building and will be upgraded as well. By locating administrative offices in the center of campus with a new reception area, administrative services will be in one consolidated location.

New Kitchen

The applicant has indicated as part of the anticipated plans a renovation to the Shea Student Center and an expansion for a new 1,400 sq. ft. kitchen. Currently, the School does not have a fully equipped kitchen. The School has a snack bar and contracts with an outside catering service to provide food offerings on campus. The expanded kitchen would allow the School to prepare food on-site which would be offered to students during the lunch hour. If and when the School receives Design Review approval for the renovation/kitchen facility, it would be further reviewed by the Alameda County Department of Environmental Health, which regulates commercial/public kitchen facilities throughout the County.

Request to Convert Classroom Space

Based on requirements of CUP 93-27, in 1994 St. Mary's was required to close off a classroom in Frates Hall, totaling 632 sq. ft. in area. As part of the current application request, the School would like to re-open this classroom and return it back for academic purposes. According to the applicant, the National Association of Independent Schools (NAIS) recommends that high schools provide 175-250 square feet of classroom facilities per pupil. This is equivalent to 110,250 to 157,500 sq. ft. of building area for a student body of 630. Currently, classroom facilities are limited to 90,675 sq. ft. or 144 sq. ft. per pupil.

ANALYSIS

"Master Plan" is not defined in the Albany Municipal Code. Consequently, the City required St. Mary's, as part of this application request, to provide plans which show their anticipated campus build out and anticipated future construction over the next twenty years. By requiring St. Mary's to show anticipated build out, it provides an opportunity to understand what additional building may occur in the future. If approved, the use permit will supersede the previously approved use permits. Additionally, new operating criteria will be established as part of the permit.

The use permit does not represent final approval of any of the proposed buildings shown on the project plans. All proposed construction is still required to go through Design Review through the Planning & Zoning Commission. It is expected that as funding becomes available the School will pursue individual Design Review entitlement requests for each building.

Conditional Use Permit

CUP 2012-03 will supersede CUP 93-27 and will serve as the most current operating document. The new use permit will include some of the provisions of original use permit and has been expanded to include additional operating conditions. All operating provisions related to the 2007 field expansion have been included in the new permit.

The draft conditions contain operating parameters related to noise, construction, transportation management, athletic field use, and enrollment. All athletic field conditions imposed as part of the 2007 field renovation approval have been included in the new use permit. Standard noise and construction conditions have also been included.

Staff reviewed Conditional Use Permits for private schools elsewhere in the Bay Area. In particular, staff reviewed the conditions for the Bentley School (Oakland), De La Salle (Concord), Head Royce School (Oakland), and San Domenico School (San Anselmo). Copies of these use permits are on file with the Community Development Department.

City staff solicited the input of the Peralta Park Neighborhood Association for draft conditions. Prior to making this request, staff asked the applicant if this would be acceptable. The applicant supported this idea and had no objections. On August 20, 2012 the City received an e-mail with four attachments containing draft conditions and supporting documentation. Staff was able to incorporate several of the draft conditions into the Use Permit. Some of the proposed conditions were modified to be broader and provide for further review and subsequent modification.

Summary of Issues Raised

1. Enrollment

Currently, enrollment is defined as "600 students, which may be exceeded on an absolute basis by up to five percent (30 students) to allow for attrition and other student body changes." This City has always interpreted this as a maximum enrollment of 630 students for St. Mary's. Based on this language, concern has been expressed that the interpretation of maximum enrollment should have been no more than 600 students altogether. School enrollments for the past five academic years are included for reference. Based on this information, the school averages 615 students enrolled per academic year.

Academic Year	Enrollment	
	Beginning	Ending
2011-2012	619	609
2010-2011	626	619
2009-2010	617	611
2008-2009	624	616
2007-2008	628	623

Due to the ambiguity of this condition, a revised condition caps enrollment at 630 students and does not account for attrition. The revised condition reads as follows: "No more than 630 students in grades 9 through 12 may be enrolled at any time."

An applicant has a right to file an amendment to an approved Use Permit or Design Review approval. If St. Mary's were to ask for an increase in enrollment, an amendment to the Use Permit would have to be filed with the City and new review process would commence.

The City will initiate a General Plan update later this fall. As part of that update, it is expected that policies related to St. Mary's will be incorporated, including limiting enrollment to 630 students.

2. Transportation Management

The applicant has provided a draft Transportation Demand Management (TDM) plan. (See Attachment 3) As outlined in the draft, the goals of the revised traffic and parking management plan are to:

1. Maximize pedestrian and vehicle safety.
2. Minimize traffic congestion and vehicle queuing.
3. Minimize adverse impacts on availability of parking on surrounding streets.

Additional provisions related to security, circulation, and parking for football games, school dances, and non-athletic events are included in the draft plan. The School will continue to offer BART tickets and AC transit passes to students and faculty at a discounted rate.

Staff has included a condition which requires the draft TDM be reviewed by the Traffic & Safety Commission. Additionally, staff has also included a condition that a Traffic & Parking handbook be prepared and reviewed by the Traffic & Safety Commission for adequacy. By taking this forward to the Traffic & Safety Commission, the review and modification of both documents will be a transparent process, providing an opportunity for interested members of the public to participate, and conducting review with a Commission that oversees transportation policy in the City of Albany.

The City of Berkeley has also provided a draft condition which requires an update to previous traffic calming studies to be prepared on Albina Avenue and Hopkins Court and should include data collection for speeds, traffic volumes, parking occupancies, and updates on observations of the intersection of Albina Avenue and Hopkins Court. St. Mary's will provide up to $20,000 for implementation of said measures. If no agreement between Berkeley and the Albina Avenue/Hopkins Court neighbors is reached as to which measures, if any, would be implemented, the money would be returned to the applicant within one year of placement of said funds.

3. Noise

Conditions related to noise have been included as part of the draft Conditions of Approval. All conditions imposed on the use of the Athletic Field which were previously adopted in 2007 have been included in the draft conditions. Those conditions crafted in 2007 limit activity at the athletic field and establish a schedule when activity is permitted. Specifically, weekday/weekend use is

restricted. Parameters are in place for interscholastic events and summer programs are also regulated. A condition requiring compliance with the City's Noise Ordinance is also included.

Sound from Music Building Activities

The project includes construction of a new building that will replace the existing 1,930-square foot Music Pavilion. The new building will include a 1,700 square foot space for vocal and dance programs, a 2,250 square foot band room, and small practice rooms to accommodate band, chorus, dance, and theater programs and other uses such as cheerleaders' practice. The new building will have operable skylights similar to those in Frates Hall to provide natural light and ventilation avoiding the need for air-conditioning.

In response to concerns from some neighbors about possible noise impacts from use of the building, the school engaged Charles M. Salter Associates, acoustical consultant, to provide baseline information for assessing potential impacts from the new building. To measure noise levels from existing activities, the loudest musical group, pep band, conducted a special after school practice at 2:30 p.m. in order to measure the noise. Included in this band were brass, woodwinds, and percussion. A selection of music was chosen as the test piece and calibrated inside the building. The average interior noise level of this piece was 89 dBA. This same piece was played twice and measured at the property line under two conditions: doors open and doors closed. Additionally, an ambient measurement without music was also made.

The acoustic test showed that the ambient noise level at the property line remained at 45 dBA with or without the band playing. Testing was done with the door to the practice room both opened and closed. A 10-foot solid wood fence located 20 feet from the property line runs the length of the football field and shields nearby homes from athletic field activities such as football and track. It also shields the neighbors from band activity. The consultant concluded that the noise from the existing music building was attenuated by the distance from the building to the nearest residence and the 10-foot tall sound wall between them. Noise from the future building is likely to have the same acoustical result of no increase to the background noise level. While the building is larger in size, the sound wall and distance will provide sufficient attenuation. Development under the Use Permit would include construction of a fence that will be designed to reduce noise as well as visual impacts from the new parking area adjacent to the Music Building.

Construction Noise

Construction and demolition activities conducted within the City of Albany are permitted, so long as construction activities fall within the specified hours of construction, and all construction equipment is equipped with appropriate sound muffling equipment and properly maintained.

Equipment used in construction activities associated with implementation of the individual Use Permit projects would be expected to generate noise that could be heard on- and off-campus. Typical hourly average construction noise levels range from about 75 to 85 dBA as measured 50 feet from the center of the activity. Construction-related noise levels would temporarily elevate noise levels at residential properties located in the vicinity of the campus. The City of Albany's Noise Ordinance specifies that construction and demolition activities be prohibited between hours

of 6:00 p.m. and 8:00 a.m. on weekdays and Saturdays, or 6:00 p.m. and 10:00 a.m. on Sundays or legal holidays, and that all construction equipment used in the City of Albany shall be equipped with appropriate sound muffling equipment, which shall be properly maintained. The implementation of the following standard controls would result in compliance with the City's Code:

- Limit construction to the hours of 8:00 a.m. to 6:00 p.m. on weekdays and Saturdays, and to the hours of 10:00 a.m. to 6:00 p.m. on Sundays or holidays.

- Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment.

- Utilize "quiet" models of air compressors and other stationary noise sources where technology exists.

- Locate stationary noise-generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction project area.

- Prohibit unnecessary idling of internal combustion engine.

- Designate a "noise disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints (e.g., starting too early, bad muffler, etc.) and institute reasonable measures warranted to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site.

Although the movement of trucks along local roadways during construction periods would generate noise temporarily, these truck trips would take place between 8:00 AM and 6:00 PM on weekdays, or a period of ten hours each day (with less time available for construction-related activity on Sundays and holidays). The duration of a single truck passing a specific location along any local roadway would be brief, and the number of daily truck trips would depend on the level of excavation and construction activity taking place at the project site on any particular day. For example, construction of the Music Building is anticipated to involve approximately 200 truck trips, but these would be spread out over the construction period, and would be limited by the number of trucks that could actually be loaded/unloaded at the site during the 8:00 AM to 6:00 PM period, most likely over the course of several weeks. Since noise associated with construction-related truck traffic would be limited to a portion of the total number of construction days only, and the noise generated by these trucks moving along local roadways would be intermittent and temporary, it is not considered a significant impact (although such noise would represent an unfavorable temporary change in the existing noise environment for those living along the truck routes during excavation and construction activity at the site).

4. <u>Parking</u>

As part of Traffic & Circulation Measure 6 from CUP 93-27, student, faculty and staff parking shall not exceed 163 spaces. This includes 119 spaces on-site and 44 spaces on the south side of Posen to be used by the School.

Information provided by the applicant shows that 127 on-site spaces are currently provided. This includes sixty-three (63) parking spaces for students, fifty-six (56) spaces for staff/faculty, and eight (8) spaces at the Brothers' Residence. As part of the Music Building proposal, twenty-six (26) additional on-site parking spaces are proposed. Two (2) parking spaces at the existing Pavilion will be eliminated with the Music Building. This will increase the available on-site parking to 151 parking spaces. Parking spaces located on Posen may continue to be utilized by St. Mary's

Design Review

A separate Design Review application request has been submitted to the City for the proposed Music Building. If approved, this would be the first building to be constructed as part of the new CUP. The building is proposed to be 13,400 sq. ft. in area and 30 ft. in height and will replace the existing Music Pavilion. The new building will include a 1,700 square foot space for vocal and dance programs, a 2,250 square foot band room, small practice rooms, 300 square feet of offices. The building will also have a 3,300 square foot partial basement storage area. An additional twenty-six (26) parking spaces are proposed as part of the Music Building plan.

The building design is integrated into the topography of the site. The building façade is detailed with windows on all four elevations. The roof form is broken up into three segments to reduce massing. The building will have a 12:5 pitch gable roof, clad in concrete tiles, with skylight details. The building will be stucco and painted to match other buildings on campus. Glass in aluminum frames will be prominently featured in the gable at the roof peak on the east and west building elevations. The windows will be tinted to ensure glare from the interior lights does not spillover or overwhelm the campus.

A new entry sign is proposed for the north side of the building denoting "Thomas M. Brady Park." Seat wall planters and a green screen are also proposed.

A preliminary landscape plan is also provided and shows a planting scheme including Dwarf Rosemary, several Japanese Maples, Virginia Creepers, and assorted bulbs. Decorative paving and planters are also proposed.

A Green Building Checklist for non-residential projects is required for this project. Staff has forwarded the Checklist to the applicant to complete.

SUSTAINABILITY

The proposed project is considered in-fill as it affects an existing, developed site. The site is served by existing infrastructure including sewer lines, utilities, and site access. Condition F (9) is included and requires compliance with Sustainable Building Practices. As part of an application for design review approval, SMCHS shall meet the requirements of the City of Albany Green Building requirements utilizing the Collaborative High Performance School (CHPS) Best Practices Manuel and Scorecard and seek to achieve the maximum feasible number of points.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act requires that an analysis be prepared when a government agency makes a discretionary decision on a project that will result in a physical change in the environment. It is intended to analyze and disclose broad impacts related to the proposed project description. If the lead agency (in this case the City of Albany) determines that appropriate actions that should be taken to mitigate potential impacts, a Mitigation Monitoring and Reporting Program (MMRP) is prepared and included as part of the project approval. The preparation of a CEQA document includes preparing an "Initial Study." The Initial Study contains a checklist of environmental subject areas.

Unless a project is exempt from CEQA, the review process and preparation of the initial study results in either:

- A negative declaration if there is no environmental impacts from the project
- A mitigated negative declaration if the potential impacts may be mitigated with specific measures
- An environmental impact report (EIR) if the technical analysis concludes that there are significant and unavoidable environmental impacts.

Mitigated Negative Declaration

A draft MND was prepared to assess impacts related to the proposed project. The analysis was prepared with the understanding that enrollment is not proposed to increase beyond the existing cap of 630 students. Additionally, the analysis assessed the impacts related to the proposed increase in building area on the St. Mary's campus.

The City entered into a new contract with Lamphier-Gregory in October 2011, an environmental consultant who has previously worked on St. Mary's applications, to prepare an updated draft Mitigated Negative Declaration (MND) with related technical appendices A-E. While the proposed project could have a significant effect on the environment, there will not be a significant effect as impacts can be controlled with mitigation requirements. The document was revised to account for the reduced project scope changes and updated application request. The comment period commenced on June 6, 2012 and closed on July 6, 2012. As a public courtesy, the MND and related appendices were posted on the City's website on June 1, 2012, in advance of the comment period.

In the draft MND mitigation measures have been recommended for the following development related impacts:

- **Air Quality & Greenhouse Gas Emissions**
  - Mitigation:
    - Best Construction Management Practices
    - Diesel Emission Reduction
- **Biological Resources**
  - Mitigation: Tree removal pre-construction survey depending on when trees are anticipated to be removed.
- **Cultural Resources**

- Mitigation: In the event that unidentified historical, archaeological, paleontological, or human remains are discovered activity shall cease until the respective resource has been evaluated by the appropriate required party.

- **Geology & Soils**
  - Mitigation:
    - Project plans shall be reviewd by a qualified Civil Engineer to insure seismic safety design requirements
    - Foundation and structural work shall be monitored for construction quality and compliance with design recommendations and the work shall be completed under the direction of a state licensed Geotechnical Engineer
    - A structural engineer shall evaluate the ability of existing retaining walls to support existing and new fills
    - If proposed srtuctures determiend to provide insufficient support retaining walls shall be strengthened or replaced
- **Hydrology & Water Quality**
    - The applicant shall prepare and implement a Stormwater Pollution Prevention Plan
- **Transportation & Traffic**
  - Construction staging and related parking shall occur in areas not used for on-campus parking.

Response to Comments

The City received twenty-one (21) comments letters during the public comment period for the MND. Concerns related to the adequacy of the document, traffic, noise, and enrollment are among comments the City received. The comments focused on high level of specificity for each of those components. Responses to comments were prepared and have been included for Commission review.

ATTACHMENTS

1. Resolution 2012-02 Mitigated Negative Declaration for St. Mary's College High School with Exhibit A: Mitigation Monitoring and Reporting Program (MMRP)
2. Resolution 2012-03 St. Mary's College High School CUP with Exhibit A: Conditions of Approval, Exhibit B: Project Plans, Exhibit C: MMRP
3. Resolution 2012-04 St. Mary's College High School Design Review Approval with Exhibit A: Conditions of Approval
4. Project Application & Plans
5. Draft Transportation Demand Management Plan
6. Application Comparison
7. Master Plan Tabulation
8. Response to Comments with Comment Letters
9. Correspondence from City of Berkeley
10. E-mail with Attachments received from the Peralta Park Neighborhood Association 8/20/12
11. Link for MND http://www.albanyca.org/index.aspx?page=520

ATTACHMENT 1
PLANNING & ZONING COMMISSION
RESOLUTION 2012-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ALBANY, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, COMMISSION ADOPTING THE INITIAL STUDY-MITIGATED NEGATIVE DECLARATION FOR THE CONDITIONAL USE PERMIT FOR ST. MARY'S COLLEGE HIGH SCHOOL AND THE DESING REVIEW APPROVAL OF THE MUSIC BUILDING ST. MARY'S COLLEGE HIGH SCHOOL 1600 POSEN ST. ALBANY, CA 94706

WHEREAS, the City of Albany has received an application to amend and update the conditional use permit for St. Mary's College High School; and

WHEREAS, the application is defined as a "project" under the California Environmental Quality Act (CEQA) and is thus subject to environmental review; and

WHEREAS, the City retained the consulting firm Lamphier Gregory to prepare an Initial Study of the proposed Conditional Use Permit and Design Review application; and

WHEREAS, the Initial Study-Mitigated Negative Declaration (IS-MND) was made available to the public on June 1, 2012; and

WHEREAS, the City provided public notice of the availability of the IS-MND for public review and posted copies of the document on the City of Albany website for over 30 days; and

WHEREAS, the Albany Planning and Zoning Commission held a duly noticed public hearing to receive comments on the Initial Study-Mitigated Negative Declaration (IS-MND) on June 12, 2012; and

WHEREAS, a public hearing notice mailed to property owners within 300 ft. of the subject site and was posted in three public places on Friday, August 31, 2012 pursuant to California Government Code Section 65090;

NOW THEREFORE, BE IT RESOLVED THAT THE ALBANY PLANNING AND ZONING COMISSION MAKES THE FOLLOWING FINDINGS:

a. The Planning and Zoning Commission has reviewed the record for the Mitigated Negative Declaration for the St. Mary's College High School Conditional Use Permit, including the Initial Study, all written and oral comments and the written responses thereto;

b. The documents and materials that constitute the record of proceedings shall be maintained with the City of Albany Community Development Department, 1000 San Pablo Avenue, Albany, CA 94706.

c. The Mitigated Negative Declaration identifies all potentially significant adverse environmental impacts and feasible mitigation measures or standard conditions of approval that would reduce these impacts to a less-than-significant level.

All of the mitigation measures identified in the Mitigated Negative Declaration, including those in the Mitigation Monitoring and Reporting Program, will be adopted and implemented as Conditions of Approval for the project. The Commission finds that on the basis of the whole record before it, there is no substantial evidence that the Project, as mitigated in the Mitigated Negative Declaration, will have a significant impact on the environment;

d. During the preparation of the Initial Study Checklist, it was determined that the Project would have no impact or have less-than-significant impact on the following environment factors: Aesthetics, Agricultural Resources, Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, Utilities/Services System.

e. During the preparation of the Initial Study Checklist, it was determined that the Project would have a potentially significant impact on one or more of the following environmental factors: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality;

f. Consistent with CEQA Statutes and CEQA Guidelines, the Mitigated Negative Declaration contains a full and complete explanation as to how the potentially significant impact on these environmental factors are reduced to less-than-significant impact level by the incorporation of the required mitigation measures set forth in the Mitigation Monitoring and Reporting Program attached hereto as Exhibit A and incorporated herein;

g. The Mitigated Negative Declaration constitutes an adequate, accurate, objective and complete document prepared, published, circulated and reviewed in accordance with the requirements of CEQA and the City CEQA Guidelines;

h. The Commission has reviewed and considered the information contained within the Mitigated Negative Declaration prior to acting on the proposed Project, and that the Mitigated Negative Declaration reflects the independent judgment and analysis of the City;

i. Based on the independent judgment of the Council, finds that the Mitigated Negative Declaration, supported by the Mitigation Monitoring Program, is the appropriate document to comply fully with the requirements of the California Environmental Quality Act; and

j. The monitoring and reporting of CEQA mitigation measures in connection with the Project will be conducted in accordance with the Mitigation Monitoring and Reporting Program incorporated into the Conditions of Approval for the Project. Adoption of the Mitigation Monitoring and Reporting Plan will constitute fulfillment of the monitoring and reporting requirement set forth in § 21081.6 of CEQA. All proposed mitigation measures are capable of being fully implemented by the Project sponsor

k. The adoption of the Mitigated Negative Declaration by the Planning and Zoning Commission may be appealed to the Albany City Council pursuant to the

procedures established in the Planning and Zoning Code Section 20.100.080 of the Albany Municipal Code.

NOW THEREFORE BE IT RESOLVED, that the Albany Planning and Zoning Commission adopts the Mitigated Negative Declaration for the Saint Mary's College High School Use Permit Application and the Mitigation Monitoring and Reporting Program contained as Exhibit A.

PASSED, APPROVED AND ADOPTED this 12th day of September, 2012 by the following vote:

AYES-

NOES-

ABSENT-

ABSTENTION-

_____
Planning Commission Chairperson Arkin

ATTEST:

_____
Anne Hersch, City Planner

RESOLUTION 2012-02
EXHIBIT A

PLANNING COMMISSION RESOLUTION 2012-03
MITIGATION MONITORING AND REPORTING PROGRAM

This Draft Mitigation Monitoring and Reporting Program (MMRP) has been formulated based upon the findings of the Mitigated Negative Declaration (MND) prepared for the St. Mary's College High School Conditional Use Permit (project). The MMRP, which is found in Table 1, lists mitigation measures recommended in the Initial Study and MND prepared for the project and identifies mitigation monitoring requirements.

This MMRP has been prepared to comply with the requirements of State law (Public Resources Code Section 21081.6). State law requires the adoption of an MMRP when mitigation measures are required to avoid significant impacts. The MMRP is intended to ensure compliance during implementation of the project.

The MMRP is organized in a matrix format. The first column identifies the mitigation measure. The second column, entitled "Mitigation Responsibility," refers to the party responsible for implementing the mitigation measure. The third column, entitled "Monitoring/Reporting Agency," refers to the agency responsible for oversight or ensuring that the mitigation measure is implemented. The fourth column, entitled "Monitoring Schedule," refers to when monitoring will occur to ensure that the mitigating action is completed.

Table 1: Draft Mitigation Monitoring and Reporting Program Measures	Mitigation Responsibility	Monitoring/ Reporting Agency	Monitoring Schedule
MND MITIGATION MEASURES			
A. Air Quality & Greenhouse Gas Emission			
1. **Mitigation:** Basic Construction Best Management Practices. The Project shall demonstrate proposed compliance with all applicable regulations and operating procedures prior to issuance of demolition, building or grading permits, including implementation of the following BAAQMD "Basic Construction Mitigation Measures". a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. d. All vehicle speeds on unpaved roads shall be limited to 15 mph. e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.	City of Albany	City of Albany, Community Development Department	Prior to final construction plan approval

Table 1: Draft Mitigation Monitoring and Reporting Program Measures	Mitigation Responsibility	Monitoring/ Reporting Agency	Monitoring Schedule
g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.			
1. **Mitigation:** Diesel Emission Reduction. Construction contracts for the Project shall include diesel emission reduction measures that reduce particulate emissions a minimum of 49.6 percent for PM10 and PM2.5 compared to the most recent California Air Resources Board (CARB) fleet average. Diesel emission reduction measures can include, but are not limited to alternatively fueled equipment, engine retrofit technology, after-treatment products and add-on devices such as particulate filters, and/or other options as they become available. With respect to phases beyond construction of the Music Building (Phase One), when more is known of the specifics of construction for future phases, the applicant can chose to instead have a more detailed health risk assessment prepared by a qualified consultant to modify or remove the need for these emissions reductions to meet threshold levels.	Project Applicant in collaboration with City of Albany	City of Albany, Community Development Department	Prior to final construction plan approval
B. Biological Resources			
1. **Mitigation**: If proposed tree removal were to occur during the period August through February, no pre-construction survey for nesting birds would be required. If tree removal occurs during the March through July breeding season, however, a biologist shall conduct a pre-construction survey to determine if special-status birds are nesting on or near the site.	Project Applicant in coordination with the City of Albany	City of Albany, Community Development Department	Prior to final construction plan approval

Table 1: Draft Mitigation Monitoring and Reporting Program Measures	Mitigation Responsibility	Monitoring/ Reporting Agency	Monitoring Schedule
The biologist shall conduct the survey no more than 30 days prior to initiation of tree removal. If there were no nest observed, tree removal or grading could proceed.			
C. Cultural Resources			
1. **Mitigation**: In the event that any previously unidentified historical resources are uncovered during site preparation, excavation or other construction activity, all such activity shall cease until these resources have been evaluated by a qualified archaeologist and specific mitigation measures can be implemented to protect these resources.	Construction Contractor	City of Albany, Community Development Department	During grading and construction
2. **Mitigation**: In the event that any previously unidentified archaeological resources are uncovered during site preparation, excavation or other construction activity, all such activity shall cease until these resources have been evaluated by a qualified archaeologist and specific mitigation measures can be implemented to protect these resources.	Construction Contractor	City of Albany, Community Development Department	During grading and construction
3. **Mitigation**: In the event that any previously unidentified paleontological or unique geologic resources are uncovered during site preparation, excavation or other construction activity, all such activity shall cease until these resources have been evaluated by a qualified archaeologist and specific mitigation measures can be implemented to protect these resources.	Construction Contractor	City of Albany, Community Development Department	During grading and construction
4. **Mitigation**: In the event that any human remains are uncovered during site preparation, excavation or other construction activity, all such activity shall cease until these resources have been evaluated by the County Coroner, and appropriate action taken in coordination with the Native American Heritage Commission.	Construction Contractor	City of Albany, Community Development Department	During grading and construction

Table 1: Draft Mitigation Monitoring and Reporting Program Measures	Mitigation Responsibility	Monitoring/ Reporting Agency	Monitoring Schedule
D. Geology & Soils			
1. **Mitigation:** The Project plans shall be reviewed by a qualified Civil Engineer employed or retained by the City of Albany to assure conformance with seismic safety design requirements; no grading permit or building permit shall be issued until plans are approved as meeting all code requirements.	Project Geotechnical Engineer	City of Albany, Public Works Division	Prior to issuance of a final grading permit
2. **Mitigation:** All foundation and structural work shall be monitored for construction quality and assurance in accordance with design recommendations. Construction observation and testing shall be completed for foundation excavations, grading, and filling, to make sure material and compaction specifications are met, keyways are excavated into suitable material and are of suitable size, and that foundations are constructed properly in accordance with design recommendations and modified or augmented where necessary since subsurface conditions may differ from those initially encountered during the geotechnical investigation. Work shall be completed under the direction of a state-licensed Geotechnical Engineer. Special Inspection of structural elements such as shear walls, foundation bolting, steel reinforcement rods, and concrete work shall be completed under the supervision of a licensed Civil Engineer by a qualified Special Inspection firm. Incorporation of seismic construction standards will reduce the potential for catastrophic effects of ground shaking such as complete structural failure to an acceptable standard, but will not completely eliminate the hazard of seismically-induced ground shaking. Prior to use of improvements, all construction inspection documents (as-built plans) shall have been submitted and recorded by the appropriate regulatory agency with approval granted prior to occupancy.	Project Geotechnical Engineer	City of Albany, Public Works Division	During Project Construction

Table 1: Draft Mitigation Monitoring and Reporting Program Measures	Mitigation Responsibility	Monitoring/ Reporting Agency	Monitoring Schedule
3. **Mitigation**: As a condition of Project approval, the Project Geotechnical Engineer and/or City Engineer shall review and approve the Final Design Plans to ensure that each of the proposed Use Permit projects that involve the construction of new structures will implement and/or adhere to the recommendations from the site-specific Geotechnical Engineering Investigation Report (to be provided by Saint Mary's College High School as each Use Permit project comes forward for environmental review). Alternative designs and/or construction procedures may be implemented, subject to review and approval by the Project Geotechnical Engineer and/or City Engineer.	Project Geotechnical Engineer	City of Albany, Public Works Division	Prior to issuance of a final grading permit
4. **Mitigation**: A structural engineer shall evaluate the ability of the existing retaining walls to support existing and new fills required for the Project and recommended herein. This shall include an analysis of existing structures, as well as proposed structures, according to final construction details.	Project Engineer	City of Albany, Public Works Division	Prior to Issuance of Building Permit
5. **Mitigation**: In the event that existing and proposed structures are determined to provide insufficient support of fills at the site, the Project shall supplement or replace existing retaining walls with improvements of sufficient structural integrity to prevent soil creep and retaining wall failure.	Project Geotechnical Engineer	City of Albany, Public Works Division	Prior to issuance of a final grading permit
E. Hydrology & Water Quality			
1. **Mitigation**: The Project applicant shall prepare and implement an updated Stormwater Pollution Prevention Plan (SWPPP) for each phase identified in the Use Permit that would involve soil disturbance (e.g., grading, demolition of existing structures, construction of new structures). A Notice of Intent (NOI) must be submitted to the State Water Resources Control Board to receive a Construction General Permit. The updated plan	Project Engineer/ Construction Contractor	City of Albany Public Works Division	Prior to final construction plan approval

Table 1: Draft Mitigation Monitoring and Reporting Program Measures	Mitigation Responsibility	Monitoring/ Reporting Agency	Monitoring Schedule
for each phase with the potential for soil disturbance shall address National Pollutant Discharge Elimination System (NPDES) requirements and be designed to protect water quality both during and after construction. The updated SWPPP shall include the following mitigation measures for the construction period: a. Erosion Control Plan. The updated plan shall include erosion control/soil stabilization techniques such as straw mulching, erosion control blankets, erosion control matting, and hydro-seeding. Silt fences used in combination with fiber rolls shall be installed down slope of all graded slopes. Fiber rolls shall be installed in the flow path of graded areas receiving concentrated flows and fiber rolls or proven sediment traps shall be placed around all storm drain inlets. The construction entrance shall be stabilized to prevent tracking of dirt onto roads next to the site through use of a gravel base, erosion control blankets or other approved elements. Additionally, rock checks, fiber rolls, or other suitable material shall be placed below any culvert outfalls to Codornices Creek to prevent soil erosion from concentrated flow in these areas. b. "Best Management Practices" shall be implemented for preventing the discharge of other construction-related NPDES pollutants beside sediment (i.e. paint, concrete, etc.) to downstream waters. c. After construction is completed, all drainage facilities shall be inspected for accumulated sediment, and these drainage structures shall be cleared of debris and sediment. d. Long-term mitigation measures to be included in the updated SWPPP shall include, but are not limited to, the following: 1. Description of potential sources of erosion and sediment at the			

Table 1: Draft Mitigation Monitoring and Reporting Program Measures	Mitigation Responsibility	Monitoring/ Reporting Agency	Monitoring Schedule
proposed Project site, and any hazardous or potentially hazardous materials and chemicals. This will include a thorough assessment of existing and potential pollutant sources. 2. Development of a monitoring and implementation plan. Maintenance requirements and frequency shall be carefully described including vector control, clearing of clogged or obstructed inlet or outlet structures, vegetation/landscape maintenance, replacement of media filters, regular sweeping of parking lots and other paved areas, etc. Wastes removed from BMP facilities may be hazardous, therefore, maintenance costs should be budgeted to include disposal at a proper site. 3. The monitoring and maintenance program shall be conducted at the frequency agreed upon by the RWQCB and/or City of Albany. Monitoring and maintenance shall be recorded and submitted annually to the SWRCB. The SWPPP shall be adjusted, as necessary, to address any inadequacies of the BMPs. 4. Following development, a maintenance plan shall be implemented addressing grounds keeping and the protection of storm drain inlets, proper storage of potentially hazardous chemicals, proper use of landscaping chemicals, clean-up and appropriate disposal of hazardous materials and chemicals, and prohibition of any washing and dumping of materials and chemicals into storm drains.			
F. Transportation			
1. **Mitigation**: Staging for materials, parking for construction vehicles, and other construction activities shall be done on-site in areas not currently used for on-campus parking. On-site parking space shall be managed in such a way to ensure no net reduction in the amount of available on-site parking space from one Use Permit development phase to the next.	City of Albany Public Works Division	City of Albany, Community Development Department	Prior to final construction plan approval

ATTACHMENT 2
PLANNING & ZONING COMMISSION
RESOLUTION 2012-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ALBANY, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 06-053 ST. MARY'S COLLEGE HIGH SCHOOL 1600 POSEN ST. ALBANY, CA 94706

WHEREAS, the Albany City Council adopted Ordinance 04-09 Chapter 20 "Planning & Zoning" of the Albany Municipal Code on December 6, 2004; and

WHEREAS, Section 20.12.040 of the Albany Municipal Code requires a Conditional Use Permit for a private school in the PF-Public Facilities Zoning District; and

WHEREAS, the subject site is located in the PF-Public Facilities District; and

WHEREAS, St. Mary's College High School filed an application for a new Conditional Use Permit with the City of Albany on August 21, 2007;

WHEREAS, St. Mary's subsequently filed a modified application request on April 27, 2011 which contained a reduction in square footage previously proposed; and

WHEREAS, the Planning & Zoning Commission reviewed the initial application request at its September 27, 2011; and

WHEREAS, the Planning & Zoning Commission conducted a site walk of the St. Mary's campus on October 11, 2012 with School representatives, City staff, and members of the public to view story poles which were installed on-site that illustrate proposed building height; and

WHEREAS, the September 27, 2011 public hearing and October 11, 2011 site walk were publicly noticed and notices sent to residents and property owners within 300 ft. of the subject site pursuant to Government code Section 65090; and

WHEREAS, the application was deemed complete as part of the October 11, 2011 review; and

WHEREAS, the City of Albany authorized Lamphier-Gregory, an environmental consulting firm, to prepare an Initial Study for the proposed project after the October 11, 2011 site walk; and

WHEREAS, Lamphier-Gregory prepared a draft Mitigated Negative Declaration (MND) to analyze potential project impacts associated with the Conditional Use Permit request; and

WHEREAS, mitigation measures as part of the MND are recommended to minimize impacts associated with project development; and

WHEREAS, the MND was circulated for a thirty (30) day public comment period from June 6, 2012-July 6, 2012 pursuant to Section 15073 (a) of the California Environmental Quality Act Guidelines (CEQA); and

WHEREAS, the Planning & Zoning Commission held a public hearing on June 12, 2012 to receive public testimony related the MND during the public comment period; and

WHEREAS, a public hearing notice was sent to residents and property owners within 300 ft. of St. Mary's College High School pursuant to California Government Code Section 65090; and

WHEREAS, the Planning & Zoning Commission has held a public hearing, considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request; and

WHEREAS, Section 20.10.030 (E) grants authority to the Planning & Zoning Commission to impose Conditions of Approval to prevent or minimize impacts upon the public and the City's neighborhoods to ensure compatibility of land uses; and

WHEREAS, the final General Plan and the Zoning Code are incorporated herein by reference, and are available for review at City Hall during normal business hours.

NOW, THEREFORE, the City of Albany Planning & Zoning Commission does hereby **RESOLVE** as follows:

Findings for Conditional Use Permit approval (Per section 20.100.030.D of the AMC)

1. ***Necessity, Desirability, Compatibility.*** *The project's size, intensity and location of the proposed use will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.*

   St. Mary's College High School has been operating the 12.5 acre campus within the same area of Albany since 1903. The General Plan designates this area for Public/Quasi Public Facilities. A private school use is conditionally allowed in the PF-Public Facilities District. The project meets City zoning standards for location, intensity and type of development and has been conditioned to mitigate on-site and off-site impacts.

2. ***Adverse Impacts.*** *The project's use as proposed will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, or physically injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:*

   a. *The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;*

      The subject site is 12.5 acres. The proposed new construction will be located in the central portion of the campus and will be in scale and harmony with the surrounding area.

b. *The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;*

The proposed new use permit will not increase enrollment beyond existing numbers of students and will not change access point to the campus. In addition, the new project conditions require approval of a Transportation Demand Management Plan and a Traffic & Parking handbook. Additionally, the City of Berkeley has requested a condition to further study traffic calming measures in their jurisdiction. Stakeholders including City of Berkeley staff, City of Albany staff, St. Mary's representatives and local residents, will convene to assess appropriate measures and implementation.

c. *The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;*

Standard conditions related to noise, glare, dust and odor have been included as part of the Use Permit. This includes conditions related to project construction as well as on-going operating conditions.

d. *Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;*

The applicant has concentrated the proposed construction projects to towards the interior of the campus. Existing landscaping will continue to be maintained and any future landscaping is required to go before the Planning & Zoning Commission for review and action.

3. ***Consistency with Zoning Ordinance, General Plan and Specific Plan.*** *That such use or feature as proposed will comply with the applicable provisions of this Chapter and will be consistent with the policies and standards of the General Plan and any applicable specific plan.*

The City's current General Plan does not contain specific policies related to St. Mary's. The proposed project will not be detrimental to the health, safety, convenience and welfare of those in the area and would not adversely impact property, improvements or potential future development in the area.

NOW THEREFORE BE IT RESOLVED by the Planning & Zoning Commission of the City of Albany hereby approves Conditional Use Permit 06-053 St. Mary's College High School.

PASSED, APPROVED AND ADOPTED this 12th day of September, 2012 by the following vote:

AYES-

NOES-

ABSENT-

ABSTENTION-

_____

Planning Commission Chairperson Arkin

ATTEST:

_____

Anne Hersch, City Planner

EXHIBIT A
PLANNING COMMISSION RESOLUTION 2012-03
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT 06-053

A. GENERAL PROJECT CONDITIONS

1. **Project Approval.** This Conditional Use Permit (CUP) approval is for St. Mary's College High School (SMCHS) located at 1600 Posen Avenue (mailing address 1294 Albina Avenue, Berkeley, CA), as substantially shown and described on the CUP date received April 27, 2011 (Application) and plans date received January 21, 2012, as presented to the Planning and Zoning Commission on ____, except as may be modified by conditions herein. The operation of the school and any new construction authorized by this CUP must substantially conform to this CUP.

2. **Effect of CUP.** This CUP is the guiding document for the construction and operation of the SMCHS. This CUP shall supersede all previous conditional use permits for SMCHS.

3. **Design Review Required.** The CUP does not include Design Review entitlement approval for any future new construction, addition or alteration to existing buildings. Future construction will be required to go through the Design Review process pursuant to Section 20.100.050 of the Albany Municipal Code.

4. **Review of CUP Compliance.** The Planning & Zoning Commission reserves the right to review and determine if SMCHS is complying with the CUP. Failure to comply with the CUP may result in revocation of the CUP subject to public notification and formal public hearing pursuant to Albany Municipal Code Section _____.

5. **Hold Harmless Agreement**. Pursuant to Government Code Section 66474.9, SMCHS (including any agent thereof) and Albany Municipal Code Section 20.100.010(N) shall defend, indemnify, and hold harmless, the City of Albany and its agents, officers and employees, from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul the City's approval concerning this application, which action is brought within the time period provide for in Section 66499.37. The City will promptly notify SMCHS of any such claim action or proceeding and cooperate fully in the defense.

6. **Procedure for Amendments to the CUP**. Minor changes of a technical nature to the CUP may be approved administratively by the Community Development Department utilizing public notice requirements of the Planning and Zoning Code. Refinements to a particular construction project previously approved in the CUP may be approved pursuant to Design Review procedures or Planned Unit Development procedures contained in the Planning and Zoning Code. The following changes should be considered substantive in nature constituting a major amendment to the CUP, and shall be subject to the appropriate level of CEQA review and Planning and Zoning Commission approval:

    a. Any changes in the approved use to operate as a private religious high school;
    b. Any increases in enrollment beyond 630 students;

c. Material changes in size or location or general function of buildings;
d. Material changes in location and amount of parking;
e. Material changes in internal automobile circulation system; or
f. Material changes in vehicle or pedestrian access from nearby streets onto campus,

7. **Non-Conforming Uses and Structures**. All improvements and uses in place on the Effective Date of the CUP are considered lawful and may be continued in use even if such existing use or structure does not conform to existing standards (e.g., legal non-conforming uses and structures).

8. **Site Regulations**. This CUP does not constitute a granting of any variance or exception to City of Albany requirements. All future improvements associated with the CUP shall be subject to the Planning and Zoning Code requirements in effect at the time of application for Design Review, including site regulations associated with the Public Facilities zoning district. SMCHS may submit an application for a Variance or Planned Unit Development as allowed by the Planning and Zoning Code, and the City has its regular discretion in consideration of any such applications.

9. **Subsequent Conditions of Approval**. The City of Albany reserves the right to impose conditions of approval related to the subsequent approval of Design Review or a building permit. Such additional conditions shall be based on standard city procedures and Federal, State, Regional or City regulatory requirements in effect at the time of the subsequent approval. Subject matter covered by subsequent conditions of approval may include:

    a. general engineering,
    b. site drainage
    c. grading,
    d. infrastructure,
    e. utility services,
    f. repair of construction-related damage to public streets and sidewalks
    g. water quality,
    h. air quality,
    i. off-site public improvements,
    j. pollution controls,
    k. location of construction staging, access, storage
    l. construction noise and dust controls
    m. campus parking during construction
    n. construction employee parking during construction
    o. traffic controls during construction
    p. fire department requirements, and
    q. police department requirements.

10. **Effective Date**. The issuance of this CUP shall be effective fourteen (14) days after the Planning & Zoning Commission decision.

11. **Severability.** Approval of the CUP would not have been granted but for the applicability and validity of each and every one of the specified conditions and mitigation, and if any

one or more of such conditions and mitigations is found to be invalid by a court of competent jurisdiction this CUP would not have been granted without requiring other valid conditions and mitigations consistent with achieving the same purpose and intent of the CUP.

12. **Fees**. SMCHS shall pay all applicable City and other related fees, as may be modified by conditions herein. Fees shall be based on the fee structure in effect at the time the relevant permits are secured, and shall be paid before issuance of said permit or before any City Council final action approval. Notice shall be taken specifically of Plan Check, Engineering, Fire and Inspection Fees. SMCHS shall also reimburse the City for direct costs of planning; building and engineering plan check and inspection, as mutually agreed between the City and SMCHS.

13. **Requirement for Building Permit**. Approval of this CUP does not constitute a building permit or authorization to begin any construction or demolish an existing structure. An appropriate permit issued by the Community Development Department must be obtained before constructing, enlarging, moving, converting, or demolishing any building or structure within the City.

14. **MMRP**. The applicant shall comply with all mitigation measures associated with the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP).

B. OPERATING CONDITIONS

1. **Athletic Field**. The conditions of approval associated with the Athletic Field Renovation Project approved by the Planning and Zoning Commission on October 16, 2007 remain in full force and effect, and incorporated below.

A. Weekday Use of the Athletic Field for Practice

- Team practices will end by 6:30 p.m.
- Team practices will cease use of whistles at 6:00 p.m.
- Batting-cage practice will cease at 6:00 p.m.
- On seven (7) occasions in the Spring athletic season (February 1-May 31) team practices may last until 7:15 p.m. Batting practice and use of whistles will cease by 6:00 p.m. on those days.
- No whistles, batting practice, hitting of baseballs, or repetitive shouting will occur before school on the athletic field.

B. Weekend Use of the Athletic Field for Practice

- Organized team practices, including field setup, will begin Saturdays after 9:00 a.m. & end by 3:00 p.m. The Athletic Field will not be used on Sundays by SMCHS's athletic teams or by outside organizations.

C. Use of the Athletic Field for Interscholastic Athletic Contests

(These conditions apply to games held on weekdays and Saturdays.)

- SMCHS's will continue to follow the existing practices of using amplified sound for football games and, when appropriate, at NCS playoff games. Volume will be

kept at a level so that neighborhood impacts are minimized. Amplified music will not be used on the field, with the exception of half-time cheerleader routines at football games. Non-amplified live music (e.g., pep bands) is allowed.

- Litter produced by the crowd during games will be removed immediately following interscholastic athletic contests.
- Activities surrounding Saturday interscholastic athletic contests will begin after 9:00 a.m. and end by 5:30 p.m. unless extended by overtime or extra innings. Exceptions to the ending time may occur if the Bay Shore Athletic League (BSAL), North Coast Section (NCS), or California Interscholastic Federation (CIF), or similar athletic league governing body, determines the starting times for post-season contests (i.e., playoffs).
- The Athletic Field will not be used on Sundays by SMCHS's athletic teams or by outside organizations.
- SMCHS's may host one special athletic event per year sponsored by an outside organization (e.g., CYO, American Cancer Society, etc.).
- Number of CIF Regular-Season Athletic Contests on SMCHS's Athletic Field:
    - 5 Football games per team 6th game is allowed once during a four-year period.)
    - 4 Track-meets (a 5th meet is allowed once during a four-year period.)
    - 24 Baseball games
    - 39 Soccer games (including all teams.)
    - 3 Lacrosse games (including all teams.)
- North Coast Section (NCS) playoff contests may be hosted by SMCHS's in baseball, soccer, football and lacrosse only in those years when SMCHS's teams qualify for the post-season and the team is seeded high enough to host a contest.

D. Summer Program (June 1-August 15) Use of the Athletic Field

- Summer Programs will begin after 9:00 a.m. and end by 5:00 p.m. Only activities involving, SMCHS's students, potential students, and staff will use the field.
- Summer Sports Camps on the field will include the Sports & Fitness Camp (which runs concurrently with SMCHS's Summer School program), a one-week football camp for elementary- and middle-school-aged students (1 p.m. to 5 p.m.), and a one-week baseball camp for elementary- and middle-school-aged students (9 a.m. to 4 p.m.).
- The Athletic Field will not be used on Saturdays or Sundays by SMCHS's teams or by outside organizations.

2. **Annual Report Process For Athletic Field Usage**: SMCHS shall prepare and submit an annual report on athletic field usage, no later than July 1st, beginning July 1, 2013, and continue annually thereafter. The Planning and Zoning Commission may change the frequency of annual reports if it makes a finding that SMCHS has operated the athletic fields in substantial compliance with previously approved operating parameters, CUP, and any other future conditions of approval associated with the athletic field. The annual report shall include:

    a. A detailed listing of standard field usage patterns for the forthcoming academic year, including actual hours of operation for each individual team. Detailed listing of special

events drawing more than 50 participants and spectators, or special events generating unusual level of noise or traffic shall also be included. Field use patterns shall conform to the limits and guidelines described in Condition J-1.

b. A report from an independent licensed arborist, or other appropriate professional, on the condition of approved landscaping and maintenance practices related to landscaping.

c. A detailed review of design review, use permit, and other conditions of approval associated with the athletic field, including Special Conditions J-1.

3. **California Environmental Quality Act**. Pursuant to the California Environmental Quality Act (CEQA) requirements, an Initial Study and Mitigated Negative Declaration on the Campus CUP Project dated ____ was prepared and approved by the Planning and Zoning Commission on ____. The MMRP is incorporated by reference and included as Exhibit C.

4. **Approved Use**. The primary use of the SMCHS campus is a private coeducational high school (grades 9 through 12) operated by a religious corporation under the Nonprofit Religious Corporation Law for religious purposes. SMCHS shall maintain in good standing and accreditation. Other ancillary or temporary uses, shall be limited to activities typically pursued by private East Bay high schools and shall be related to the school's religious purpose, educational mission, or related community service. All ancillary or temporary uses shall comply with all relevant conditions of approval.

5. **School Calendar**. SMCHS shall operate with a standard school calendar typical of private East Bay high schools, with the start of the school year in August, holiday break in December, and completion of the school year in June. SMCHS shall maintain online one complete, accurate calendar of all events, including those of the athletic fields and the gym or other facilities, for the entire calendar year.

6. **Enrollment**. No more than 630 students in grades 9 through 12 may be enrolled at any time.

7. **Summer Programs**. Other summertime ancillary or temporary uses shall be limited to activities typically pursued by private East Bay high schools and shall be related to the school's religious purpose, educational mission, or related community service. All summer activities shall comply with all relevant conditions of approval. Summer programs should be sized in a manner so that student, guest, and staff parking can be reasonably expected to be absorbed on campus (taking into consideration 44 public parking spaces on Posen Avenue previously included in Resolution 93-47 which were included in the count of total spaces available for school). No summer programs shall be scheduled on weekends or holidays during the summer.

   Whenever possible, phasing of major construction should be scheduled so that if possible, major interruptions to the availability of on-campus parking and heavy construction-related traffic occurs during summer months. During these periods of time, summer programs should be further reduced in scale.

8. **Hours of Operation.** Academic programs shall be scheduled to begin no earlier than 7:00 a.m. Student activities such as athletics and performing arts shall be completed and guests and participants off campus by 10:30 p.m. cleared from the neighborhood by 11 p.m. SMCHS is allowed to schedule six events per year that shall be completed and guests and participants off campus by 12:00 midnight and cleared from the neighborhood by 12:30 a.m. This principle of timely clearing of the campus and the neighborhood shall apply regardless of when any event actually ends. No events shall begin earlier than 9:00 a.m. or end later than 5:00 p.m. during the summer recess. No academic programs shall be scheduled on the weekends or holidays during the summer.

9. **Gross Square Footage.** The total gross square footage of building area on the campus shall be consistent with the plans provided by the applicant date stamped received August 23, 2012. Approximately 652 sq. ft. of classroom space in Cronin Hall previously restricted from use shall be returned to use as a classroom. It is duly noted that the Brothers' Residence expansion has been withdrawn from the application request resulting in a decrease of 2,500 sq. ft. from the project scope.

10. **Emergency Preparation, Response, and Recovery.** St. Mary's shall prepare and submit to the Albany Fire Chief and Emergency Management Plan. The plan shall be prepared based on guidelines for schools published by FEMA and CALEMA (California Emergency Management Agency).

A. CONSTRUCTION REQUIREMENTS

1. **Construction Hours.** Construction activity shall be restricted to the hours of 8:00 a.m. to 6:00 p.m. Mondays through Saturdays, and 10:00 a.m. to 6:00 p.m., Sundays and legal holidays, unless otherwise approved in writing by the City Engineer for general construction activity. (AMC Chapter 8.1 (7) (g)) Failure to comply with construction hours may result in stop work orders or other administrative actions.

2. **Construction Traffic and Parking.** Prior to the issuance of a demolition, grading or building permit, SMCHS and the construction contractor shall meet with appropriate City of Albany agencies to determine traffic management strategies to reduce, to the maximum extent feasible, traffic congestion and the effects of parking demand by construction workers during construction and other nearby projects that could be simultaneously under construction. SMCHS shall develop a construction management plan for review and approval by both the Albany and Berkeley Planning and Zoning Departments. The plan shall include at least the following items and requirements:

   a. A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes.

   b. Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours and lane closures will occur.

   c. Location of construction staging areas for materials, equipment, and vehicles at an approved location as far as practicable from nearby residences.

e. Provision for accommodation of pedestrian and bicycle flow.

f. Provision for parking management and spaces for all construction workers and their equipment to ensure that construction workers or construction equipment and vehicles do not occupy on-street spaces nor displace parking for students and school staff.

3. **Storm Water Management.** SMCHS shall obtain all necessary development and land subdivision permits for the portions of the storm water management systems that are located within the City of Berkeley. Storm water management plans shall be consistent with C3 compliance standards.

4. **Stormwater Pollution Prevention Plan**. The project developer shall submit a Stormwater Pollution Prevention Plan (SWPPP) for review by the City before the issuance of a building or grading and/or building permit. The SWPPP shall be consistent with standards adopted by the Regional Water Quality Control Board and the City of Albany Clean Water Program and implemented by the project general contractor, all subcontractors and suppliers of material and equipment. Construction site cleanup and control of construction shall also be addressed in the SWPPP. The project developer shall be responsible for SWPPP compliance. A copy of the SWPPP shall be kept at the construction site at all times.

5. **Fire Department Approval.** As part of a building permit application, the applicant shall submit written documentation that all requirements of the Albany Fire Department have, or will be, met to the satisfaction of the AFD.

6. **Engineering Approval.** As part of a building permit application, the applicant shall submit written documentation that all requirements of the Public Works Department have, or will be, met to the satisfaction of the City Engineer.

7. **Archeological Remains.** In the event subsurface archeological remains are discovered during any construction or preconstruction activities on the site, all land alteration work within 100 feet of the find shall be halted, the Community Development Department notified, and a professional archeologist, certified by the Society of California Archeology and/or the Society of Professional Archeology, shall be notified. Site work in this area shall not occur until the archeologist has had an opportunity to evaluate the significance of the find and to outline appropriate mitigation measures, if deemed necessary. If prehistoric archeological deposits are discovered during development of the site, local Native American organizations shall be consulted and involved in making resource management decisions.

8. **Grading Permit**. Any grading shall require a grading permit from the Community Development Department. To obtain this permit, the applicant shall submit a grading plan, indicating the extent and volumes of earth proposed to be moved. A grading permit is subject to 2001 California Building, Appendix 33.

9. **Demolition Permit**. Site demolition and/or building permits shall not occur until construction (do you mean demolition?) permits are issued. All demolition shall be in accordance with permits issued by the City and Bay Area Air Quality Management District (BAAQMD).

10. **Water on Site.** The site shall be graded so as to prevent rainfall runoff originating from improved areas on the project site from crossing onto adjoining private property. Building floor elevations shall be above the FEMA-mapped 100-year flood plain as established by a licensed civil engineer. Provide the elevation and compaction certificates during and upon the completion of grading required by the Uniform Building Code and in conformance with the recommendations of the geotechnical engineer's report. Shore and dewater all excavations in accordance with the requirements of the geotechnical engineer's report.

11. **Flooding Damages**. SMCHS shall execute an assumption of risk, indemnification and hold harmless agreement as required by the City. The agreement, in substance, shall state that the project developer, and any successor in interest, shall assume all risk for damages to the project and to project improvements, flooding caused by surface water intrusion, stormwater runoff, or water under the ground surface pressing on or flowing or seeping through foundations, walls, floors, or paved surfaces, basements, whether paved or not, or windows, doors or other openings, and shall indemnify and hold the City harmless from any claims of such damages, including third-party claims, of such damage or of such damages or of damages arising from rainfall runoff which is not prevented from leaving the project site in violation of Condition 11.

12. **Dust Control Program**. A dust control program shall be prepared and approved by the Community Development Department and City Engineer before issuance of a grading permit. The dust control plan shall address such items as covering stockpiled material, frequent watering of graded areas, revegetating graded areas, speed limits for grading equipment and similar items.

D. TRANSPORTATION MANAGEMENT

1. **Transportation Coordinator**. SMCHS shall designate a staff person as the school's Transportation Coordinator, responsible for traffic, parking and events. SMCHS shall adopt written parking and traffic rules and procedures, and incorporate rules and procedures by reference in all enrollment contracts with student families.

2. **Traffic Monitors.** The Transportation Coordinator shall retain traffic monitors or assign them from the existing SMCHS community to oversee morning and afternoon school commute traffic and after school events. The traffic monitors shall be responsible for facilitating traffic and enforcing the rules of conduct included in the Handbook and TDM. Morning monitors shall stay in place until the school day begins. Traffic monitors shall be provided with colored safety vests. The traffic monitors shall report violators of the driving and parking rules to the Transportation Coordinator.

3. **Transportation Demand Management Program.** The draft Transportation Demand Management Program (TDM) submitted by SMCHS as part of this application request shall be evaluated by the Albany Traffic & Safety Commission for adequacy with demand management policies. If the Commission determines that draft TDM is inadequate, the applicant revise the document to the satisfaction of the Traffic & Safety Commission for final approval.

Goals of the TDM shall include but not be limited to the following:

a. Maximizing pedestrian and vehicle safety
b. Minimizing traffic congestion and vehicle queuing
c. Minimize adverse impacts on availability of parking on surrounding streets,
d. Encouraging students and faculty to take public transportation, carpool, walk/bike to school
e. Actively pursue an increase in AC Transit service to the school
f. Actively pursue transportation links between campus and BART and/or major AC Transit lines during peak hours
g. Provide discounted transit passes

4. **Managing Major Events**- The TDM shall include provisions for Major Events when the on-site parking is not sufficient for the number of guests expected. Measures may include shuttle or valet services and/or off-site over-flow parking options. Traffic monitors shall be positioned during overflow events to intercept and direct traffic to over-flow parking off-site locations prior to its entering Albina and Posen Avenues or Hopkins Court once on-site spaces are occupied. Written copies of overflow parking agreements with the owners of the overflow parking lots shall be submitted to the City to be kept with the file.

5. **Traffic & Parking Handbook**- The applicant shall prepare a Traffic & Parking Handbook which shall include but not be limited to neighborhood parking policies/restrictions, a detailed explanation of the pick-up and drop off process including directions/instructions, traffic & safety rules for students, parents, and faculty, and special events parking information. The draft handbook shall be prepared and submitted to the Albany Community Development Department and reviewed by the Traffic & Safety Commission for adequacy. The applicant shall prepare and submit a draft handbook within sixty (60) days from the date of approval for review by the City of Albany.

6. **Communication of Rules.** Within 30 days of the first semester following approval of the TDM and the Handbook, the Transportation Coordinator shall inform staff and faculty employee or SMCHS contractors as well as each student and his/her parent or guardian, and provide them with the Traffic and Parking Handbook, which shall also be made available on the school's website. The Transportation Coordinator shall describe the rules and policies of the Handbook including detailed explanation of document policies, procedures, and penalties for violation. As a condition of employment or enrollment, employees/contractors, students, and parents/guardians of each student shall be provided and required to sign a contract acknowledging the applicable policies contained in the TDM and Traffic & Parking Handbook.

7. **Annual Report Process**. SMCHS shall prepare and submit an annual report summarizing construction management, event management, transportation management plan, and athletic field usage. The athletic field portion of the annual report shall comply with the condition of approval No. _____ in this CUP. The Planning and Zoning Commission shall hold a public hearing on the annual report. Public notice shall be provided 10 days before the public hearing to all property owners and residents within 300 feet of the campus. The purpose of the public hearing is to receive public comment on construction management, event management, transportation management plan, and athletic field usage during the prior year and review operating parameters to ensure that SMCHS is

operating consistent with CUP and other City requirements. The Planning and Zoning Commission may change the frequency of annual reports if it makes a finding that the school has operated in substantial compliance with the CUP and other operating parameters.

8. **Event Management.** SMCHS shall designate a staff person as the school's Events Coordinator, responsible for preparing and distributing to all staff and faculty written procedures regarding the scheduling of evening and weekend events that may result in exceptional traffic and parking volumes on nearby residents. Particular consideration shall be given to:

    a. Limit large events to functions that are germane to the school's educational mission;
    b. Providing advance notice to neighbors of large events;
    c. Avoid scheduling simultaneous events that cumulatively overwhelm neighborhood roadway and parking capacity; and
    d. Discouraging students and guests from congregating outdoors in parking areas or public right of way close to nearby residences after evening and weekend events.

9. **City of Berkeley Traffic Calming**- An update to previous traffic calming studies shall be undertaken on Albina Avenue and Hopkins Court and should include data collection for speeds, traffic volumes, parking occupancies, and updates on observations of the intersection of Albina Avenue and Hopkins Court. When completed, a comparison and summary should be made with the previous studies (conducted by Korve in 2003 and 2005) and new, if any, recommendations provided. This will provide a longitudinal study that would be the basis for improvements, if any, and any further outreach to the local neighborhood should that become necessary.

    City of Berkeley staff will determine the next steps, if any, regarding appropriate traffic calming measures. Upon conclusion of this determination, SMCHS shall provide up to $20,000 (placed in a mutually acceptable escrow account) for implementation of said measures. If no agreement between Berkeley and the Albina Avenue/Hopkins Court neighbors is reached as to which measures, if any, would be implemented, the money would be returned to the SMCHS within one year of placement of said funds in the escrow account.

E. SCHOOL COORDINATORS AND NEIGHBORHOOD OUTREACH

1. **Construction Management.** The school shall designate a staff person as the school's Construction Coordinator, responsible for neighborhood outreach during the construction projects. Construction management responsibilities include scheduling a preconstruction meeting with neighbors before the start of construction of any significant element as approved by the CUP.

2. **Neighborhood Liaison Committee** - SMCHS shall designate a Neighborhood Liaison Committee to resolve conflicts and maintain communications between SMCHS and the surrounding neighborhood. SMCHS should initiate the Committee formation no later than the first month after approval of the CUP. The Committee shall include the following composition:

- Up to three neighbors from the Peralta Park Neighborhood Association (PPNA)
- SMCHS representatives. SMCHS may appoint additional parties to the Committee.
- Albany Community Development staff will attend the meetings as necessary.

The Committee shall meet at least once a semester to discuss issues related to SMCHS activities. Additional meetings may be held at the discretion of SMCHS as requested by neighborhood participants. The meetings will have an agenda which will be forwarded to Albany Community Development staff.

3. **Point of Contact-** SMCHS shall designate a representative on-site to act as the primary point of contact and as the Complaint Manager for the School. The Complaint Manager shall develop a list of procedures and protocols to track and timely respond to complaints/concerns raised by neighbors related to the school's operations including but not limited to traffic, noise, etc. The procedures and protocols shall include timely review of complaints and the procedures by which the Committee will resolve the issues in a timely manner.

F. DESIGN REVIEW REQUIREMENTS

1. **Application for Design Review**. All new construction and renovation of existing structures, including fencing and other screening, are subject to Design Review, pursuant to Planning and Zoning Code Section 20.100.050, as may be amended from time to time.

2. **Material Samples**. Samples of final exterior materials and the proposed color palette shall be submitted for review and approval by the Community Development Department as part of building permit application.

3. **Exterior Lighting**. As part of the Design Review process, SMCHS shall submit a lighting plan, which shall be reviewed and approved by the Planning and Zoning Commission, prior to processing a building permit application All exterior lighting shall be installed in such a manner that glare is shielded or directed away from surrounding properties and rights-of-way. If required, exterior light fixtures shall be equipped with "cut off" lenses to minimize light and glare spill over onto adjacent properties.

4. **Interior Lighting.** Interior lighting shall be provided with occupancy and/or time of use controls and installed in a manner to avoid direct illumination or glare outside of the building. A final site lighting plan demonstrating compliance with this standard shall be submitted to the Planning & Zoning Commission as part of Design Review.

5. **Landscape Plan**. As part of the Design Review process, SMCHS shall submit a landscape plan, which shall be reviewed and approved by Planning and Zoning Commission, before processing a building permit application. The landscape plan shall show existing landscaping, landscaping to be removed, proposed landscaping, and irrigation systems. The landscape plan shall include a landscape maintenance agreement to be completed between the City and SMCHS before installation of landscaping, to guarantee the establishment of new trees and landscaping as approved by design review.

6. **Signage**. All construction/installation of signage shall be subject to the standards and procedural requirements of the Planning and Zoning Code.

7. **Public Art**. As part of the Design Review, SMCHS shall submit to the Arts Committee and the Planning and Zoning Commission a conceptual description of the public art elements of the project, pursuant to the procedures in place at the time of the application for Design Review.

8. **Temporary Buildings and Storage Containers**. No additional storage containers or temporary buildings shall be allowed on campus at any time, unless expressly approved by the City of Albany as part of design review or a building permit. As a condition of approval of the use of shipping containers or temporary building, a fixed date for removal must be established. While in use, square footage of temporary buildings and storage containers shall count towards total square footage allowed in the CUP. No additional storage containers or temporary buildings shall be converted to classroom facilities or to free up other space that could be converted to classroom facilities except as needed arising from an emergency, including but not limited to a fire or natural disaster. (Construction trailer and portable rest rooms associated with an active construction project are not subject to this requirement.) At build-out of the CUP, all such temporary buildings and storage containers must be removed.

9. **Sustainable Building Practices**. As part of an application for design review approval, SMCHS shall meet the requirements of the City of Albany Green Building requirements utilizing the Collaborative High Performance School (CHPS) Best Practices Manuel and Scorecard and seek to achieve the maximum feasible number of points.

10. **Codornices Creek**. Codornices Creek should be considered an important campus asset, and student access to the creek should be encouraged and building design should allow for views and access to the creek as applicable. In addition, any construction of structures, grading, landscaping or other site work within 100 feet of the center-line of Codornices Creek shall take into consideration regulatory requirements and best management practices including preservation and enhancement of riparian vegetation, preservation of habitat, improving water quality in the creek, erosion control, etc.

11. **Refuse & Recycling Enclosures**-No refuse or recycling enclosures shall be situated in view of the neighboring properties. All enclosures shall be kept rodent and odor free.

G. PARKING CONDITIONS

1. **Parking.** The general configuration and location of on-campus parking shall conform to the approved CUP plans. As part of the Design Review process, SMCHS shall submit a construction parking and construction access plan, which shall be reviewed and approved by the Planning & Zoning Commission before processing a building permit application. The Community Development Director may approve short term (30-days or less) reduction in on-campus parking or change in construction access.

2. **Parking Dimensions.** Dimensions and landscaping of parking areas shall comply with the requirement of the Planning and Zoning Code and the California Building Code.

3. **Parking of School-owned Vehicles.** The location of parking spaces reserved for school-owned vehicles shall take into consideration the appearance from neighboring properties or the public right-of-way and shall be screened or landscaped where practical.

H. NOISE

1. **Noise General.** The School operation shall comply with Section 8-1 "Noise of the Albany Municipal Code at all times.

2. **Noise Generation.** The installation of any bells or loudspeakers shall comply with the City of Albany's noise standards, and are subject to review by the Community Development Department and/or the Planning and Zoning Commission.

Appeals: The Albany Municipal Code provides that any action of the Planning and Zoning Commission may be appealed to the City Council, if such appeal is filed within 14 days of the date of the action. Appeals shall be initiated by completing the required form and paying the required fee to the City Clerk.

EXHIBIT B
CONDITIONAL USE PERMIT PLANS
(SEPARATE PAGE)

EXHIBIT C
MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

ATTACHMENT 3
PLANNING & ZONING COMMISSION
RESOLUTION 2012-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ALBANY, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, APPROVING DESIGN REVIEW FOR ST. MARY'S COLLEGE HIGH SCHOOL NEW MUSIC BUILDING 1600 POSEN ST. ALBANY, CA 94706

WHEREAS, the Albany City Council adopted Ordinance 04-09 Chapter 20 "Planning & Zoning" of the Albany Municipal Code on December 6, 2004; and

WHEREAS, Section 20.100.050 of the Albany Municipal Code requires Design Review for new non-residential construction 400 sq. ft. or greater; and

WHEREAS, St. Mary's College High School filed an application for a Design Review for a Music Building on campus with the City of Albany on August 21, 2007;

WHEREAS, the Planning & Zoning Commission reviewed the initial application request at its September 27, 2011; and

WHEREAS, the Planning & Zoning Commission conducted a site walk of the St. Mary's campus on October 11, 2012 with School representatives, City staff, and members of the public to view story poles which were installed on-site that illustrate proposed building height; and

WHEREAS, the September 27, 2011 public hearing and October 11, 2011 site walk were publicly noticed and notices sent to residents and property owners within 300 ft. of the subject site pursuant to Government code Section 65090; and

WHEREAS, the application was deemed complete as part of the October 11, 2011 review; and

WHEREAS, the City of Albany authorized Lamphier-Gregory, an environmental consulting firm, to prepare an Initial Study for the proposed project after the October 11, 2011 site walk; and

WHEREAS, Lamphier-Gregory prepared a draft Mitigated Negative Declaration (MND) to analyze potential project impacts associated with the proposed Music Building; and

WHEREAS, a public hearing notice was sent to residents and property owners within 300 ft. of St. Mary's College High School pursuant to California Government Code Section 65090; and

WHEREAS, the Planning & Zoning Commission has held a public hearing, considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request; and

WHEREAS, Section 20.100.050 (D) grants authority to the Planning & Zoning Commission to evaluate the project application for adherence to standards contained in Section 20.100.050 (D) (1) (a-l) and impose Conditions of Approval to ensure design compatibility; and

WHEREAS, the final General Plan and the Zoning Code are incorporated herein by reference, and are available for review at City Hall during normal business hours.

NOW, THEREFORE, the City of Albany Planning & Zoning Commission does hereby **RESOLVE** as follows:

1. *The project conforms to the General Plan, any applicable specific plan, applicable design guidelines adopted by the City of Albany, and all applicable provisions of this Chapter.*

   The General Plan designates this area for Public/Quasi Public uses. A private school use is conditionally allowed in the PF-Public Facilities District. The project meets City zoning standards for location, intensity and type of development.

2. *Approval of project design is consistent with the purpose and intent of this section, which states "designs of projects…will result in improvements that are visually and functionally appropriate to their site conditions and harmonious with their surroundings, including natural landforms and vegetation. Additional purposes of design review include (but are not limited to): that retention and maintenance of existing buildings and landscape features are considered; and that site access and vehicular parking are sufficient."*

   The proposal is in scale and harmony with existing development in the vicinity of the site. The architectural style, design and building materials are appropriate for the setting. The proposed project will provide safe and convenient access to the property.

3. *Approval of the project is in the interest of public health, safety and general welfare.*

   The proposed project will modernize and improve the St. Mary's College High School campus by creating a modern music facility with proper sound-proofing and acoustic insulation. The new Music Building will support the health, safety, convenience and welfare of those in the area and will eliminate music practices/uses currently held in the gymnasium.

4. *The project is in substantial compliance with applicable general and specific Standards for Review stated in Subsection 20.100.050.D.*

   The project as designed is in substantial compliance with the standards as stated, including access, architecture, natural features, coordination of design details, retention and maintenance of buildings, and privacy.

NOW THEREFORE BE IT RESOLVED by the Planning & Zoning Commission of the City of Albany hereby approves Design Review for the New Music Building at St. Mary's College High School.

PASSED, APPROVED AND ADOPTED this 12th day of September, 2012 by the following vote:

AYES-

NOES-

ABSENT-

ABSTENTION-

_____

Planning Commission Chairperson Arkin

ATTEST:

_____

Anne Hersch, City Planner

EXHIBIT A
PLANNING & ZONING COMMISSION RESOLUTION 2012-05
ST. MARY'S COLLEGE HIGH SCHOOL
CONDITIONS OF APPROVAL – DESIGN REVIEW FOR THE NEW MUSIC BUILDING
SEPTEMBER 12, 2012

GENERAL PROJECT CONDITIONS

4. **Project Approval.** This Conditional Use Permit for St. Mary's College High School, as substantially provided in the staff report, may be modified by conditions herein. Plans include the report and project correspondence, as presented to the Planning and Zoning Commission on September 12, 2012. For any condition herein that requires preparation of a Final Plan where the project developer has submitted a conceptual plan, the project developer shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City.

5. **Project Approval Expiration.** This Conditional Use Permit approval will expire on June 26, 2013 unless a building permit has been issued and construction diligently pursued. The approval may be renewed by the Community Development Director for a period up to an additional two (2) years, provided that, at least ten (10) days prior to expiration of one (1) year from the date when the approval becomes effective, an application for renewal of the approval is filed with the Community Development Department. The Community Development Director may grant a renewal of an approval where there is no change in the original application, or there is no request to change any condition of approval.

6. **Fees.** The applicant shall pay all City and other related fees applicable to the property, as may be modified by conditions herein. Fees shall be based on the current fee structure in effect at the time the relevant permits are secured, and shall be paid prior to issuance of said permit or prior to any City Council final action approval. Notice shall be taken specifically of Plan Check, Engineering, Fire and Inspection Fees. The project developer shall also reimburse the City for direct costs of planning; building and engineering plan check and inspection, as mutually agreed between the City and developer.

7. **Appeals.** The Albany Municipal Code provides that any action of the Planning staff may be appealed to the Planning and Zoning Commission, and any action of the Planning and Zoning Commission may be appealed to the City Council as per the procedures described in Section 20.100.080. The City Clerk will then schedule the matter for the next available City Council meeting.

8. **Requirement for Building Permit.** Approval granted by the Planning and Zoning Commission does not constitute a building permit or authorization to begin any construction or demolish an existing structure. An appropriate permit issued by the Community Development Department must be obtained prior to constructing, enlarging, moving, converting, or demolishing any building or structure within the City.

9. **Fire Department Approval.** As part of a building permit application, the applicant shall submit written documentation that all requirements of the Albany Fire Department have, or will be, met to the satisfaction of the AFD.

10. **Engineering Approval.** As part of a building permit application, the applicant shall submit written documentation that all requirements of the Public Works Department have, or will be, met to the satisfaction of the City Engineer.

11. **Construction Hours.** Construction activity shall be restricted to the hours of 8:00 a.m. to 6:00 p.m. Mondays through Saturdays, and 10:00 a.m. to 6:00 p.m., Sundays and legal holidays, unless otherwise approved in writing by the City Engineer for general construction activity. Failure to comply with construction hours may result in stop work orders or other administrative actions.

12. **Archeological Remains.** In the event subsurface archeological remains are discovered during any construction or preconstruction activities on the site, all land alteration work within 100 feet of the find shall be halted, the Community Development Department notified, and a professional archeologist, certified by the Society of California Archeology and/or the Society of Professional Archeology, shall be notified. Site work in this area shall not occur until the archeologist has had an opportunity to evaluate the significance of the find and to outline appropriate mitigation measures, if deemed necessary. If prehistoric archeological deposits are discovered during development of the site, local Native American organizations shall be consulted and involved in making resource management decisions.

13. **Modifications to Approved Plans.** The project shall be constructed as approved. Planning staff may approve minor modifications in the project design, but not the permitted land use (per Municipal Code Section 20.12). A change in an item requiring discretionary approval and any other changes deemed appropriate by the Planning staff shall require further Planning and Zoning Commission approval through the Design Review process.

14. **Hold Harmless Agreement.** Pursuant to Government Code Section 66474.9, the applicant (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Albany and its agents, officers and employees, from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul the City's approval concerning this application, which action is brought within the time period provide for in Section 66499.37. The City will promptly notify the applicant of any such claim action or proceeding and cooperate fully in the defense.

15. **Public Improvements Standards.** Public improvements shall be designed and constructed in accordance with the City's Standard Specifications and Standard Details, unless specifically waived in writing by the City Engineer.

16. **Title 24 Standards.** All construction shall be designed and built in accordance with California Title 24 disabled accessibility standards. Appropriate details and specifications shall be incorporated into the plans and submitted at time of building permit application.

17. **Energy Conservation Standards.** All buildings shall be designed in accordance with the State of California energy conservation standards for non-residential buildings. The necessary plans and documentation shall be submitted at time of building permit application.

Architecture Condition

1. **Material Samples**. Samples of final exterior materials and the proposed color palette shall be submitted for review and approval by the Community Development Department as part of building permit application.

2. **Final Architectural Drawings**. The applicant shall submit final architectural elevations, details and revisions for the review and approval of the Community Development Department as part of building permit application.

Lighting Conditions

1. **Exterior Lighting.** All exterior lighting shall be installed in such a manner that glare is directed away from surrounding properties and rights-of-way. If required, exterior light fixtures shall be equipped with "cut off" lenses to minimize light and glare spill over onto adjacent properties.

2. **Shielding of Lighting.** All accent lighting shall be directed downward and, if necessary, fixed with cut-off lenses to ensure that no glare spills onto neighboring properties.

Landscaping Conditions

1. **Tree Preservation.** All existing trees on the site shall be preserved to the fullest extent practicable. Removal will be allowed only upon prior written approval from the Community Development Department.

2. **Water Efficient Landscaping.** The project shall comply with the requirements of Section 12-7 of the Albany Municipal Code "Water Efficient Landscaping" and the latest Bay Friendly Basics policy. The applicant shall submit landscape plans for plan check at the time of building permit submittal to be reviewed for consistency.

3. **Landscape Plan Review.** The landscape plan shall be submitted with the building permit application and reviewed by staff.

PUBLIC WORKS DEPARTMENT CONDITIONS
General Engineering Conditions

1. **Title Report**. A recent preliminary title report for the property, prepared within six months of the date of application, shall be submitted to the City Engineer for review. If any interior lot line(s) exist, the applicant must obtain approval of a minor lot line adjustment from the City to remove the interior lot line(s), and cause that lot line adjustment to be recorded before any building permits will be issued.

2. **Geo-Technical Report**. The applicant shall submit, as part of a building permit application, a geotechnical investigation report prepared by a California certified engineering geologist and geotechnical engineer, if determined necessary by the City Engineer. The investigation shall specifically address any hazards of surface fault rupture in accordance with the Alquist-Priolo Special Study Zones Act. Any mitigation measures or conditions requiring further review noted during the Planning process shall be fully addressed prior to plan check.

3. **Backflow Device**. Any required water service for fire protection purposes shall be equipped with a City approved backflow device. Services for irrigation purposes also require a separate City approved backflow prevention device.

GRADING CONDITIONS

1. **Grading Permit**. Any grading required in association with the project shall require a grading permit from the Community Development Department. To obtain this permit, the applicant shall submit a grading plan, indicating the extent and volumes of earth proposed to be moved. A grading permit is subject to 2001 California Building, Appendix 33.

2. **Demolition Permit**. Site demolition shall not occur until construction permits are issued for the development project. All demolition shall be in accordance with permits issued by the City and Bay Area Air Quality Management District (BAAQMD).

3. **Water on Site.** The site shall be graded so as to prevent rainfall runoff originating from improved areas on the project site from crossing onto adjoining private property. Building floor elevations shall be above the FEMA-mapped 100-year flood plain as established by a licensed civil engineer. Provide the elevation and compaction certificates during and upon the completion of grading required by the Uniform Building Code and in conformance with the recommendations of the geotechnical engineer's report. Shore and dewater all excavations in accordance with the requirements of the geotechnical engineer's report.

4. **Flooding Damages**. The project developer shall execute an assumption of risk, indemnification and hold harmless agreement as required by the City. The agreement, in substance, shall state that the project developer, and any successor in interest, shall assume all risk for damages to the project and to project improvements, flooding caused by surface water intrusion, stormwater runoff, or water under the ground surface pressing on or flowing or seeping through foundations, walls, floors, or paved surfaces, basements, whether paved or not, or windows, doors or other openings, and shall indemnify and hold the City harmless from any claims of such damages, including third-party claims, of such damage or of such damages or of damages arising from rainfall runoff which is not prevented from leaving the project site in violation of Condition GRAD-3.

5. **Dust Control Program**. A dust control program shall be prepared by the project developer and approved by the Community Development Department and City Engineer before issuance of a grading permit. The dust control plan shall address such items as covering stockpiled material, frequent watering of graded areas, revegetating graded areas, speed limits for grading equipment and similar items.

6. **Stormwater Pollution Prevention Plan**. The project developer shall submit a Stormwater Pollution Prevention Plan (SWPPP) for review by the City before the issuance of a building or grading and/or building permit. The SWPPP shall be consistent with standards adopted by the Regional Water Quality Control Board and the City of Albany Clean Water Program and implemented by the project general contractor, all subcontractors and suppliers of material and equipment. Construction site cleanup and control of construction shall also be addressed in the SWPPP. The project developer shall be responsible for SWPPP compliance. A copy of the SWPPP shall be kept at the construction site at all times.

Infrastructure Conditions

1. **Sewer System Requirements**. The sewer system for the subject building shall comply with Chapter 15 of the Albany Municipal Code and to the satisfaction of the City Engineer before Final Inspection approval of the construction permit.

2. **Two-Way Cleanout.** Installation of a two-way curbside cleanout shall be required per Chapter 15 of the Albany City Code. This applies to all properties, including properties with a valid upper sewer lateral certificate of compliance. All 2-way curbside clean outs shall be fitted with a loose cap in accordance with the City's standard detail SS6.

3. **Property Run-off Requirements.** All runoff from impervious surfaces shall be intercepted at the project boundary and shall be collected and conducted via an approved drainage system through the project site to an approved storm drain facility, as determined by the City Engineer. Development that contributes additional water to the existing drainage system shall be required to complete a hydraulic study and make improvements to the system as required to accommodate the expected ultimate peak water flow and to stabilize erosive banks that could be impacted by additional storm water flow.

4. **Roof Drainage**. Roof drainage from the structure shall be collected via a closed pipe and conveyed to an approved storm drain system off the street curb. No concentrated drainage of surface flow across sidewalks shall be permitted. Alternative natural treatment measures are subject review and approval by the City Engineer.

5. **Hydraulic Calculations**. The applicant shall submit hydraulic calculations, prepared by a California licensed civil engineer, necessary to determine if the existing water and sewer mains that serve this lot have available capacity for the addition of the proposed development. If capacity is not available, sewer and water mains of adequate size shall be designed and secured prior to issuance of building permits and constructed in a manner acceptable to the City Engineer prior to occupancy release, unless determined otherwise by the City Engineer.

6. **Completion of Off-Site Improvements**. Off-site improvements, as required by the City Engineer, shall be complete before issuance of a Certificate of Occupancy unless alternatives are approved in writing by the Albany City Engineer.

Public Improvements Conditions

1. **Encroachment Permit.** The applicant shall obtain an encroachment permit from the Engineering Division before commencing any construction activities within any public right-of-way or easement.

2. **Debris Removal.** All mud, dirt or construction debris carried off the construction site onto adjacent streets shall be removed each day. No materials shall be discharged onto a sidewalk, street, gutter, storm drain or creek.

3. **Damage to Street Improvements.** Any damage to street improvements now existing, done during construction on, or adjacent to the subject property, shall be repaired to the satisfaction of the City Engineer at the full expense of the applicant. This shall include sidewalk repair, slurry seal, street reconstruction or others, as may be required by the City Engineer.

4. **Right-of-Way Construction Standards.** All improvements within the public right-of-way, including curb, gutter, sidewalks, driveways, paving and utilities, shall be reconstructed in accordance with approved standards and/or plans and shall comply with the standard plans and specification of the Community Development Department and Chapter 14 of the City Code.

Fire Department Conditions

1. **Construction of 1,500 Square Feet or Greater.** 1500 sq. ft. or more or any addition, remodel, rehabilitation, etc. is 50% of the existing sq. ft.:
    a) This dwelling will be required install an Automatic Fire Extinguishing System throughout the entire dwelling. Ordinance No. 94-010, Albany Municipal Code, Chapter 11, Section 11-2.3a(3)(a).
    b) Plans, information sheets on all sprinkler components and hydraulic calculations are required.
    c) A 110-volt interconnected smoke alarm system with a 10-year lithium battery back-up is acceptable with a fire suppression system.

2. **Fire Rated Construction.** Any portion of a building five (5) feet or less from the property line shall comply with fire-rating requirements of the CBC.

3. **Gallons-per-Minute Requirement.** The water system for fire protection shall comply with City of Albany Fire Department standards. Fire flow test data and water system plans must be provided at time of building plan check. The plans must include all equipment, components and layout of the system. Private fire protection water systems shall be supplied through an approved backflow device per City Engineering Division standards.

4. **Distance From Fire Hydrant.** Before building permit issuance the distance from existing fire hydrants to the building shall be verified and if necessary, a new hydrant shall be shown on the plans and installed prior to combustible construction.

Structural Control Measures

1. **Illegal Dumping to Storm Drain Inlets and Waterways.** On-site storm drain inlets shall be clearly marked with the words "No Dumping! Flows to Bay," or equivalent, using methods approved by the City of Albany.

2. **Pesticide/Fertilizer Application.** Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where appropriate, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. If a landscaping plan is required as part of a development project application, the plan shall meet the following conditions related to reduction of pesticide use on the project site:
    a) Where feasible, landscaping shall be designed and operated to treat stormwater runoff by incorporating elements that collect, detain, and infiltrate runoff. In areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified.
    b) Plant materials selected shall be appropriate to cite specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.
    c) Existing native trees, shrubs, and ground cover shall be retained and incorporated into the landscape plan to the maximum extent practicable.
    d) Proper maintenance of landscaping, with minimal pesticide use, shall be the responsibility of the property owner.

Operational Best Management Practices (Bumps)

1. **Stormwater Pollution Prevention Control Measures.** The project plans shall include stormwater pollution prevention and control measures for the operation and maintenance of the project during and after construction for the review and approval of the City or County Engineer. The project plan shall identify Best Management Practices (Bumps) appropriate to the uses conducted on-site in order to limit to the maximum extent practicable the entry of pollutants into stormwater runoff.

2. **Erosion Control Measures.** The project plan shall also include erosion control measures to prevent soil, dirt and debris from entering the storm drain system, in accordance with the practices outlined in the BAG *Erosion and Sediment Control Handbook*, California Storm Water Best Management Practice Handbooks, and Regional Water Quality Control Board's *Erosion and Sediment Control Field Manual*

3. **Responsibility of Contractors.** The applicant is responsible for ensuring that all contractors and subcontractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction Bumps shall result in the issuance of correction notices, citations and/or a project stop order.

4. **Paved Sidewalks and Parking Lots.** Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. Debris resulting from pressure washing shall be trapped and collected to prevent entry into the storm drain system. Wash water containing any soap, cleaning agent or degreaser shall be collected and discharged to

the sanitary sewer and shall not be discharged to a storm drain. The applicant shall contact the City Engineer for specific connection and discharge requirements.

5. **Private Streets, Utilities and Common Areas.** The owner of private streets and storm drains shall prepare and implement a plan for street sweeping of paved private roads and cleaning of all storm drain inlets.

General Construction Best Management Practices

1. **Construction Access Routes**. Construction access routes shall be limited to those approved by the City Engineer and shall be shown on the approval grading plan.

2. **Collection of Construction Debris**. Gather all construction debris on a regular basis and place them in a dumpster or other container that is emptied or removed on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.

3. **Removal of Waste**. Remove all dirt, gravel, rubbish, refuse and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work.

4. **Sweeping of Public Right-of-Way**. Broom sweep the sidewalk and public street pavement adjoining the project site on a daily basis. Caked on mud or dirt shall be scraped from these areas before sweeping.

5. **Filter Materials at Storm Drain Inlet**. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site prior to:
    a) start of the rainy season (October 1);
    b) site dewatering activities;
    c) street washing activities;
    d) saw cutting asphalt or concrete; and
    e) order to retain any debris or dirt flowing into the City storm drain system.

    Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles in the trash.

6. **Containment of Materials**. Create a contained and covered area on the site for the storage of bags of cement, paints, flammables, oils, fertilizers, pesticides, or any other materials used on the project site that have the potential for being discharged to the storm drain system by wind or in the event of a material spill.
7. **Cleaning of Equipment**. Never clean machinery, tools, brushes, etc., rinse containers into a street, gutter, storm drain, or stream. See the *Building Maintenance/ Remodeling* flyer for more information.

8. **Minimize Removal of Natural Vegetation**. Minimize removal of natural vegetation or ground cover from the site in order to minimize the potential for erosion and sedimentation problems. Replant the area as soon as possible. All cut and fill slopes shall be stabilized as soon as possible after grading is completed. No site grading shall occur between

October 1 and April 15 unless approved erosion and sedimentation control measures are in place.

Parking Conditions

1. All parking solutions shall conform to the approved plans as shown in the plans, as described in condition GEN-1 and maintained available for parking as shown on approved plans.

Appeals:The Albany Municipal Code provides that any action of the Planning and Zoning Commission may be appealed to the City Council, if such appeal is filed within 14 days of the date of the action. Appeals may be filed in the Community Development Department by completing the required form and paying the required fee. The City Clerk will then schedule the matter for the next available City Council meeting.

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

Use Permit Application

April 2011

BACKGROUND AND SUMMARY

Saint Mary's College High School (SMCHS or "the Applicant") is applying for a new Use Permit to allow construction of about 32,000 square feet of new building space and make other alterations to structures on its 12.5-acre campus. 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. It 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 during 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)

The current application requests approval of a new Use Permit to allow a phased development project that would be constructed over a period of about ten years as funds become available. The component projects, which are shown on the Proposed Site Plan (Plan Set, Sheet 3) and described in detail in the next section of this application, are:

1. Music Building to replace the existing Music Pavilion
2. Cronin Hall renovation
3. Shea Student Center renovation and kitchen addition
4. Chapel
5. Saint Joseph's Hall renovation and addition
6. Brothers' Residence addition

Constructing the improvements in phases will allow time for the school to raise funds for construction, make it possible for the school to continue to function during the building process, and reduce construction period impacts.

In 2008, SMCHS submitted an application to modify Use Permit 93-27 to allow construction of 70,700 square feet of new usable floor area. The City conducted hearings on that application in 2008 but took no action. With the submission of this application for a new Use Permit, SMCHS withdraws the previous application to modify Use Permit 93-27.

The proposed project is intended to achieve three overarching objectives:

1. Replacing and renovating aged and inadequate facilities such as the band room, student center snack bar kitchen, and small or inadequate classrooms;

2. Reinforcing the community values of a LaSallian education by providing a chapel that will serve as a sacred space for prayer, worship, liturgy, and instruction; and

3. Consolidating and improving central functions such as the administrative offices and the library.

Achieving these objectives 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 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.

The National Association of Independent Schools (NAIS) recommends that high schools provide 175 to 250 square feet of classroom facilities per pupil, which is equivalent to 110,250 to 157,500 square feet of building area for a student body of 630. At present, the gross floor area of all of the buildings on the SMCHS campus, excluding the private residence, is 104,930 square feet, which is about 167 square feet per student and almost 5 percent below the minimum that NAIS recommends. Limiting classroom facilities to only 90,675 allows only 144 square feet per pupil and condemns SMCHS to operating at a sub-standard level. At build-out under the Use Permit, the gross floor area of all of the school's buildings, excluding the residence, would increase to about 137,130 square feet, which is within the recommended range.

In addition to meeting the NAIS criteria, the proposed project would also help SMCHS achieve its goal of allowing each full time teacher to have his or her own classroom designed to accommodate classroom teaching as well as "office" space for class preparations, paper corrections, correspondence, student and parent meetings, etc. Generally, having teachers located throughout the campus in designated classrooms provides for better supervision and greater campus safety than when teachers are located in a faculty room. At present, only four of the school's 31 full-time faculty are not required to share classrooms.

Another project objective is to increase scheduling flexibility. SMCHS continues to explore new schedules that better support student-centered, constructivist learning. Innovative schedules such as

blocks and trimesters call for more flexible use of space to meet the educational needs of students. In addition more classrooms will permit smaller class sizes and reduce the challenges involved in scheduling for events such as Advanced Placement testing. The shortage of classrooms particularly affects the Community Block Schedule when 32 groups of students meet simultaneously in groups of 16 to 23 students. Because there are only 29 classrooms, three groups meet in non-classroom spaces such as the library, auditorium, and conference rooms.

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). The application does not 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). As discussed in the Parking section of this application, the proposed project will increase the number of parking spaces provided 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 project and shows how it conforms to applicable zoning standards including the site regulations that the Commission previously established for the property.

PROJECT DESCRIPTION

1. Music Building

The Applicant is requesting both zoning and design review approval for a new 13,400-square foot Music Building and an adjacent 26-space parking area. (The application for design review approval and required plans have been separately submitted.) This project will be the first to be constructed under the Use Permit. The new building will replace the existing 1,930-square foot Music Pavilion. The new building will include a 1,700 square foot space for vocal and dance programs, a 2,250 square foot band room, small practice rooms, 300 square feet of offices. The building will also have a 3,300 square foot partial basement storage area.

The new building will accommodate music and dance programs that now use the Gymnasium-Auditorium as well as the instrumental programs that occupy the Music Pavilion. It is not possible to upgrade the existing Music Pavilion, which was originally designed for use as an exterior dining pavilion, to meet the acoustic requirements for use as a music facility. The new building will accommodate band, chorus, dance, and theater programs in spaces that will be comparable to the facilities offered by most high school music programs. The spaces have been designed to provide flexibility so that vocal, dance, theater, and other uses such as cheerleaders' practice can share the same space.

In order for the spaces in the building to function properly, the principal design consideration for the building is its spatial volume. The volume is a function of the floor area needed to accommodate the anticipated number of musicians and their instruments and ceiling height necessary to provide the proper acoustical environment. The minimum recommended ceiling height for the music rooms is 20 feet. In order to fit within the maximum permitted building height of 40 feet and have a sloped roof at a 5:12 ratio, which is comparable to other campus buildings, the ceiling slopes from 18.5 feet to approximately 30 feet at the ridge. The high point under the ridge compensates for the low ceiling at the perimeter of the room. The resulting floor area and ceiling height will provide an opportunity for a well-tempered acoustical space.

The large tall instrumental and vocal/dance rooms with the required high clear ceiling heights, clerestory windows, and an abundance of natural light are similar to the adjacent Shea Student Center. The sloped roofs and ceilings are oriented toward the front of the room, the music director, and projection surfaces. Skylights similar to those in Frates Hall will provide natural light and ventilation avoiding the need for air-conditioning. Clerestory windows at the gable ends, also similar to the Shea Student Center, will contribute to the natural lighting. Skylights and clerestory windows will have operable shades. Smaller less vulnerable windows will face the field and parking.

The apparent height of the structure will be minimized by building into the natural slope of the site. From the north, the building will appear to be single story while the height of the music rooms viewed from the center of the campus will be similar in height to the Student Center. The 3,300 square foot basement storage area under the eastern end of the building will take advantage of the grade and incorporate the retaining wall.

The music building has been designed to fit in with existing buildings on the campus. The dramatically sloped tile roof over the two-story high spaces echoes the roof shape of the adjacent Student Center. Like other buildings on the campus, the exterior walls will be white plaster stucco with colored aluminum-framed windows. A parapet wall in the center portion of the building will conceal the roof-mounted mechanical equipment. Roof overhangs will be similar to Frates Hall, and, like most buildings on the campus, the new building will have an arcade to provide access to the interior spaces.

The Music Building project includes construction of a 26-space parking area including one handicapped accessible space to the east of the new building. The new parking area will be landscaped and screened from the adjacent residential properties to the east by a solid wall as required by Section 20.24.110 of the Zoning Ordinance. The design of the wall will be submitted for design review approval along with the landscaping plan. The landscaping plan is discussed in the Landscaping section of this application and shown on the Landscaping Plan (Attachment C). The area where the new parking lot is proposed will be used for construction staging during demolition of the existing Pavilion and construction of the new Music Building. As shown on the Grading and Drainage Plan (Sheet 5), the parking area will have pervious paving to help control runoff.

2. Cronin Hall Renovation

Cronin Hall is a two-story wood-frame building with 11,595 square feet of gross floor area. The proposed project includes a seismic upgrade and rehabilitation of the existing classrooms including upgrading finishes and other alterations to increase energy conservation, improve accessibility, extend the life of the structure, and improve its utility. The project includes replacement of existing windows. The total building floor area and occupancy type will not be changed.

The specific work that will be performed on the building will be based on a detailed structural analysis. Preliminary evaluation indicates that to improve the ability of the wood frame building to withstand a seismic event, the work will probably need to include strengthening of wall to roof connections, sheer wall or frames, lateral reinforcing of the covered arcade, and additional lower floor lateral bracing of building foundation walls.

The building has nine classrooms including four on the lower level that are substandard because of their inadequate size, awkward shape, and poor light and ventilation. Renovation of the classrooms will involve upgrading finishes, improving wiring and lighting, and adding insulation. In addition, some existing classroom area will be converted into science laboratory space.

As part of this project, the Applicant proposes to return a closed lower level classroom to use. In 1994, as a condition of approving Use Permit 93-27, allowing SMCHS to become co-educational and approving construction of the Gymnasium Addition, the City imposed a restriction limiting the school from exceeding 90,675 square feet of "classroom facilities". As a result, one of the conditions the City imposed when granting design review approval for Frates Hall was a requirement to remove 3,032 square feet of classroom space. To meet this requirement SMCHS had to close the 652-square foot classroom and not use it as habitable space. Although the school is not proposing to increase enrollment above the maximum 630 allowed by Use Permit 93-27, it needs more space to fulfill its mission and maintain facilities that meet national standards for independent schools. Because of the enrollment cap, allowing the school to return this now wasted space to use would have no adverse effects. Retaining the restriction that limits classroom facilities to only 90,675 square feet will, however, condemn SMCHS to operating at a sub-standard level.

3. Shea Student Center Renovation

This project includes renovation of the existing 9,710 square foot student center and construction of a 1,400 square foot addition to the kitchen. The existing building, completed in 1977, includes a snack bar food preparation area and open multi-use space on the main level and two classrooms on the lower level. Removal of the building's eastern interior wall and elimination of an existing office will allow an increase in the size of the multi-use area, which serves as an indoor space for students to eat. The project will also convert the food preparation space in the snack bar into a workable kitchen extending into what is now the covered arcade.

The Shea Student Center is one of the most heavily used facilities on campus. The existing Shea Center kitchen is no more than a snack bar. Food service is provided by an outside contractor and is a small operation due to the lack of a fully equipped kitchen. Food is available for purchase before school, during break, and during lunch. In part due to the limited food options, many senior and junior students go off campus to purchase food during lunch. Expanding the snack bar and creating a working kitchen will make it possible to accommodate both a snack bar and catering for occasional larger gatherings. The expanded kitchen will include a mop sink suitable for washing kitchen mats to reduce generation of pollutants into site runoff. Increasing the size of the facility and building a better-equipped kitchen would allow for preparation of healthier, tastier, and more varied food options, and reduced use of paper and plastic items. One benefit of increasing service capacity and food choices will be to encourage more students to have lunch on campus, which will reduce trips to and from the site.

4. Chapel

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 tree-covered 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 will be designed as a space for worship, religious services, quiet prayer and meditation, religious instruction and a place for the Blessed Sacrament. The proposed 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
- 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.

The chapel will be set back 30 feet from the top of the bank of Codornices Creek and 60 feet from the southern property line. The building will reach a height of 40 feet above the existing grade of the sloping building site and will have a roof more steeply sloped than the other campus buildings. To distinguish the chapel from other campus buildings, the cladding will be stone, concrete, or another material that is more precious than the stucco plaster of the typical campus structures. The entrance to the building will be from the eastern side of the building, connecting the chapel to the campus's pedestrian circulation system. The entry will include an ADA-compliant ramp to provide easy access from the walkway and parking area. The specific features of the building design will be subject to a separate review and approval process.

5. Saint Joseph's Hall Renovation and Addition

Saint Joseph's Hall is the most central building on campus. This project includes renovation of the existing 16,980 square foot building and construction of 14,120 square feet of new floor area on the eastern side of the existing building. Like the existing structure, because of the topography, the addition will have two stories on the northern side and three on the southern part. The addition will maintain the existing 40-foot height and, like the existing building, will have an entry at the second floor oriented toward the 62-space parking area to the east. The current plan is to design the addition to match and continue the image of the original mid-20th century building by using similar

fenestration and comparable materials. To maximize the floor area within the height limit, the roof would likely have a relatively low pitch.

The upper level, once a student dormitory, is now administrative offices and a reception area; the main floor is occupied by the library, media center and a classroom; the lowest story houses a mechanical room, an office, a classroom, and a small storage area. The project will allow eventual relocation of the financial and development offices from Vellesian Hall. This reorganization will increase efficiency by locating administrative offices in the center of campus with a new reception area on the main floor. The addition will improve accessibility as well as allow for more visual contact between students and administrators. The library is adequate but, like the rest of the building, is in need of upgrade. The renovation will update systems, materials and finishes of the existing library, media center, and offices. An important component of the renovation will be a seismic upgrade.

Although the building was well designed and constructed for its time (1957), there are deficiencies in several areas that can be corrected to improve the way the structure would respond during a seismic event. The wood roof system should be more securely tied to the concrete walls and supplementary bracing should be added in this area. The length of the building also needs to be more adequately braced; an intermediate transverse wall should be added near the building midpoint. Some windows may need to be closed to provide additional lateral resistance. Because the brick veneer is probably unsecured; it should be removed or reinforced.

6. Brothers' Residence

This project, proposes the construction of a 2,500 square foot two-story high addition to the 11,440 square foot single-family structure. The additional floor area will be used to provide additional living and dining area and storage space for the Brothers who occupy the private residence. The addition, which will be built on the southwestern corner of the residence, will not exceed 40 feet in height and will be setback at least 80 feet from the top-of-the bank of Codornices Creek. There are currently eight parking spaces assigned to the residence (the Zoning Ordinance requires two spaces), which will not be affected by this proposal. The Applicant requests approval of the proposed building envelope of the addition. Design review approval will be required prior to obtaining construction permits for this project.

KEY ISSUES

Campus Population

The project is intended to provide more suitable and better facilities to accommodate the enrollment permitted under the current Use Permit, which allows up to 630 students--a maximum enrollment of 600 that may be exceeded by up to five percent. At present, SMCHS employs 80 persons—75 full time and 5 part-time. In addition, about 50 seasonal part-time employees, primarily athletic coaches and performing arts personnel, are on the site from time to time. No increase in enrollment is proposed. Enrollment peaked during the 1965-66 school year, when the student population included 611 high school students and another 180 in grades 2 through 8. Since 2008, when the school year opened with 622 students, enrollment has remained relatively constant. Total enrollment was 624 as of December 31, 2010. This application does not propose any increase above the maximum enrollment of 630 that the current Use Permit permits.

Traffic, Circulation, and Parking

Traffic and Circulation

Some of the school's neighbors have identified traffic and circulation as concerns regarding the campus. These include:

- Traffic and speeding on Albina Avenue;
- Speeding on Posen Avenue; and
- Traffic on Hopkins Court.

Saint Mary's engaged Korve Engineering to conduct three traffic studies (May 2000, May 2003, and February 2005). In November 2007, the City of Berkeley conducted a speed survey on Albina Avenue and Hopkins Court. In May 2008, as part of the environmental review conducted by Lamphier-Gregory, DMJM HARRIS | AECOM conducted an additional traffic study. The environmental initial study includes detailed information about the results of these surveys.

Speed surveys conducted on Albina Avenue in 2007 by the City of Berkeley confirmed the 2005 Korve Engineering survey of speeds along Albina and Posen, which showed that the 50th and 85th percentile speeds during school peak periods were generally at or below the 50th and 85th percentile speeds along the same street segments outside weekday school peak periods. Traffic counts conducted in 2008 showed that volumes on streets surrounding the school peak before and after school and, to a lesser extent, during lunch and early evening (5 to 6 pm) along street segments that provide direct access to the campus. The highest volume occurs before school (7 to 9 am), but in no case exceeded 100 vehicles. (DMJM Harris|AECOM Memorandum, May 19, 2008, p. 6)

Analysis of six key intersections around the school indicated that the school's effect is most noticeable at the intersections of Hopkins/Albina, Hopkins Street/Hopkins Court, and Albina/Hopkins Court. The overall effect of school traffic on nearby intersections was, however, generally negligible and all intersections performed better than the City of Berkeley policy standard of LOS D. Average delays were generally only one to two seconds longer when school was in session. (DMJM Harris|AECOM, p. 11) In addition to posting signs encouraging cautious and slow driving on the campus and Albina Avenue, the school has installed a speed bump on the Albina Bridge.

Although there are, and have always been, neighborhood children enrolled at Saint Mary's, the majority of students come from outside the immediate neighborhood, as is the case with virtually all high schools. Based on the most recent enrollment information, 10 percent of the students live in Albany and El Cerrito and 14.6 percent live in Berkeley. Another 28.8 percent are Oakland and Emeryville residents, and close to 36 percent live in western Contra Costa County north of El Cerrito (Richmond, El Sobrante, San Pablo, Hercules, and Rodeo). Staff residence locations show a similar distribution pattern with about 15 percent living in Albany, El Cerrito, and Kensington; 8 percent in Berkeley; almost 19 percent in Oakland; and more than 16 percent residing in Richmond and other west Contra Costa County communities.

Parking surveys conducted by the school indicate that a relatively small percentage of the students drive personal vehicles. Recent counts of vehicles on the campus and in the spaces on Posen Avenue abutting the campus that the school conducted on 14 days between December and April found that on the average about 104 parking spaces were occupied at 9:30 a.m. on a typical school day. This represents about 72 percent of the 145 spaces required to meet the City's parking standards. Some

students are dropped off and picked up by their parents or others; some use AC Transit; some use BART; some bicycle, and a few walk. In addition, the school has eight vans that are used to transport students for athletics and school trips, and service vehicles that travel to and from the site.

In addition to controlling parking through its parking permit program, SMCHS has taken other steps to relieve traffic problems as well as reduce the parking impacts discussed in a separate section below. These efforts include on-going requests of AC Transit to establish another dedicated line, providing incentives for students to car pool or use public transportation, and adding parking on campus. AC currently operates one bus route (#688) that primarily serves Saint Mary's students.

SMCHS sells half-price ($16) BART tickets. During the 2008-09 school year, the school sold 738 BART tickets and 184 AC monthly bus passes. From August 2010 to February 9, 2011, students purchased 524 BART tickets. Because students are now only able to purchase reduced price transit passes directly from AC Transit, the school has no information about the total number of students who currently use buses. As stated in the report submitted to Community Development Director Ann Chaney in October 2009, about 40 students use AC Transit Line 688 on a regular basis. At present, about 70 school employees regularly drive to the campus.

Policies and programs to reduce the total number of trips to and from the campus are the primary means available to SMCHS for addressing traffic issues beyond the streets adjacent to the school site. Although SMCHS is proposing some additional measures to address traffic and parking issues, the most effective enforcement of parking and traffic regulations will require active participation by the Albany and Berkeley Police Departments. To improve traffic safety for neighbors as well as students and parents, the school encourages neighbors who observe traffic violations to report them to the police and advise the school.

The Applicant has no objection to any of the following additional measures that previous studies suggested as ways to address traffic and parking issues, all of which will require action by the Cities of Albany and /or Berkeley:

- Install a speed bump on Albina Avenue (City of Berkeley action required);
- Install two three-way stop signs at intersection of Hopkins Court and Albina Avenue (City of Berkeley action required);
- Establish angled parking on south side of Posen Avenue as recommended by Korve 2005 study. (City of Albany action required); and
- Institute residential permit parking on streets around the campus (action by Cities of Albany and Berkeley required).

Parking

Although traffic studies and parking surveys show that streets around the school have capacity to accommodate school-related traffic volume and student parking, there has been some objection to any use of on-street parking. On-street parking surveys conducted in 2008 showed that there were more vehicles parked on the street during the school day along portions of Posen Avenue, Hopkins Street, Albina Avenue, and Monterey Avenue. Except for the cars parked on Posen Avenue adjacent to the school, there is no evidence that the vehicles parked on surrounding streets are associated with the school.

As noted above, a recent survey of SMCHS-related parking conducted by the Applicant showed that of the 163 spaces available on the campus and the south side of Posen Avenue, on a daily basis an average of 105 spaces are occupied by those with SMCHS parking permits at 9:30 a.m.. Students and staff are required to park in one of these two locations and to not to park on Peralta, Ordway, Ventura, West Place, Beverly Place, Monterey, Albina, Hopkins Court, and other parts of Posen. The fact that there were unoccupied parking spaces on campus at 9:30 am on a school day suggests that the vehicles parked at the other locations that were observed during the 2008 parking surveys probably belonged to individuals not associated with the school.

The Albany Zoning Code (Sec. 20.28.030.B) requires 145 spaces for the site at the rate of 1 space per/10 students (63), 1 space per employee (80), and two for the Brothers' residence. The Applicant is proposing to increase the number of on-site parking spaces from 127 to 151. With the additional 44 spaces on Posen adjacent to the school property, this will increase the total parking available to accommodate school-related demand to 195.

As mentioned above, another approach that could be employed to address this perceived problem (to which the Applicant has no objections) would be instituting permit parking in the adjacent Albany and Berkeley neighborhoods.

Traffic and Parking Management Plan

SMCHS has developed and implements a traffic and parking management plan (Appendix C) in response to City requirements and in consideration to the school's neighbors. The Student-Parent Handbook includes a section that spells out the parking and traffic rules. A major emphasis of the plan is on actions to reduce vehicle trips to and from the campus by encouraging transit use and carpooling. Key elements include:

1. Student and staff parking by permit only.
2. Designating three student drop-off zones: one at the Posen entrance, one at the Monterey entrance, and one on the school campus at the Albina entrance. To disburse traffic and reduce congestion, parents of freshmen are directed to use the Monterey entrance drop off zone.
3. Monitoring traffic on Posen, Monterey, and Albina at peak traffic times before school, during lunch, and after school.
4. Permit parking system that provides priority and discounted parking permits for carpooling. A graduated fee structure that rewards carpools of three or more and penalizes single drivers and, less so, two-person carpools. (This new fee structure appears to have reduced parking in the neighborhood.)
5. Encouraging parents who drive their children to car pool and helping parents who want to form car pools to identify other parents with whom they can partner.
6. Bicycle usage is encouraged and 3 secure bike racks are located on campus.

The Parking Management Plan includes measures that are triggered by events that attract significantly more cars than typically park on the campus on a daily basis. Along with measures intended to reduce the impact of after-school and weekend activities such as football games and school dances, these rules help to control the extent to which high impact events such as Open House, Crab Feed, and Baccalaureate Mass may adversely affect the school's neighbors. They include the following:

Football Games

1. Request visiting schools to access Saint Mary's via Marin /Colusa/Posen instead of Gilman/Hopkins/Albina.

2. Provide a coned area on the south side of Posen Avenue for the visiting team buses to park.

3. Deploy A-frame street signs that read "No Saint Mary's Game Parking" at the corners of Monterey Avenue and Beverly Place, Posen Avenue and West Place, and Sonoma Avenue and Ventura Avenue to deter individuals from parking on those streets.

4. Post security on Posen Avenue and Albina Avenue to monitor traffic and to ensure safety and orderly behavior.

5. Make all campus parking available to people attending the games.

6. Do not schedule other activities or events during times of football games.

7. Inform the Albany Police Department of the game schedule and request them to periodically drive by before, during, and after the games.

School Dances

1. Close the Albina Avenue entrance and require students and parents to use the Posen Avenue entrance for drop-offs, pick-ups, and parking.

2. Post security on Posen Avenue and Albina Avenue to monitor traffic and to ensure safety and orderly behavior.

3. Request the Albany Police Department to assist with traffic management, particularly at the end of the dances.

Non-Athletic Events

1. Do not schedule simultaneous events that together would create a parking demand that exceeds the parking capacity on campus and the south side of Posen Avenue.

2. Limit the number of non-athletic events that may exceed parking capacity to an average of ten per year.

3. When parking demand is expected to exceed the capacity on campus and on the south side of Posen Avenue:

    - Maximize on-campus parking by having security and students direct on-campus traffic and parking and, if necessary, providing valet parking.

    - Utilize the Monterey Market parking lot for satellite parking when available and with Monterey Market's permission.

Noise

A third-party evaluation of noise generated by school activities conducted in conjunction with the 2008 application concluded that the school's impact on noise conditions is less than significant and that the Applicant is in compliance with all applicable municipal regulations and policies. Although the City of Albany's Noise Ordinance (Municipal Code Chapter 8-1) specifically exempts regularly scheduled school athletic events between 8 a.m. and 11 p.m. from regulation, the City required SMCHS to limit the use of Panther Park, the school athletic field, in order to obtain approval for renovating the field. These restrictions include ending team practice by 6:30 p.m. and not using whistles or allowing batting-cage practice after 6 p.m. on weekdays. The only exception is to allow practice (without whistles or batting practice) to continue to 7:15 p.m. seven times during the spring season. On Saturdays team practice is restricted to the hours of 9 a.m. and 3 p.m.. Use of the field on Sunday is prohibited. This application does not propose any changes to the use or design of the athletic field.

The City of Albany's Noise Ordinance identifies a 3 dBA increase in noise as one that is noticeable to the average person. Typically, such increases reflect an increase in the day and night average noise level, with nighttime noise being more heavily weighted. Because the majority of school activities occur during daytime hours and the application does not propose to increase enrollment, the only noise impact is likely to be associated with construction, which will be subject to restrictions in the City Noise Ordinance.

Even though noise monitoring has shown that the school's current activities and the proposed projects would not exceed any applicable standards, the proposed project includes construction of a fence that will be designed to reduce noise as well as visual impacts from the new parking area adjacent to the Music Building.

Drainage

Codornices Creek, one of five creeks within and along Albany's borders, is the municipal boundary between the cities of Albany and Berkeley and the southern boundary of the Applicant's property. Because the school has been on the south-sloping north bank of the creek for more than a century, it is likely that the alignment of the creek has not changed in recent history. The portion of the creek along the southern side of the campus has a narrow and deep channel that has been reinforced along the south bank with poured concrete, retaining walls and riprap. The depth of the channel varies from about 12 to 15 feet upstream of the Albina Bridge to almost 40 feet at the lower boundary of the property.

Storm water flows into drain inlets at the edge of the athletic field and across surfaces into an existing drain about 430 feet uphill from Codornices Creek and then through a 12-inch culvert that discharges into an open, concrete-lined section of the creek upstream of the Albina Avenue Bridge.

Storm water also flows from the western side of the campus, including areas surrounding Frates Memorial Hall and the Brothers Residence, through a 12-inch line and drains to an outfall slope protection system above the Albina Avenue bridge.

Since its presence at Peralta Park, SMCHS has managed and participated in the preservation and stewardship of the creek. A creek restoration project was completed in 2007. Existing measures to prevent the discharge of pollutants to the creek include:

- Implementation of source control best management practices (BMPs) for the cafeteria, trash pickup areas, and for surface cleaning throughout the campus;
- Implementation of erosion and sediment control and pollution prevention BMPs for construction sites during major and minor construction at the campus;
- Use of Integrated Pest Management for campus landscaping;
- Education programs for staff and students regarding stormwater pollution prevention and creek protection;
- Regular cleaning of leaves, litter, and other debris from plazas, walks, and drives to prevent them from flowing to the creek;
- Roof and gutter maintenance on all structures to assure proper drainage;
- Regular cleaning and maintenance of storm drains; and
- Prevention of sediment and debris from entering the storm drainage system through the use of screens and filter bags placed in drop inlets.

The proposed project will be a Regulated Project as defined in Provision C.3 of the Municipal Regional Permit (Order R2-2009-0074) issued by the California Regional Water Quality Control Board for the San Francisco Bay Region.

The following tables summarize the existing and proposed impervious areas for the entire campus and for areas where projects are proposed.

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

Impervious by Project Area	Existing Conditions (SF)	New and Replaced Impervious Area (SF)	Total New and Replaced Impervious Area (SF)
Music Building Total Existing	47,905		
Impervious Area *	17,800		
Music Building Roof	2,300	11,400	
Paved Areas	14,600	12,600	
Total Music Building			24,000
* Includes storage containers and basketball hoop but not unpaved softball infield			
Hillside Area Total Existing	36,000		
Chapel		4,400	
Chapel Terraces		500	
Saint Joseph's Hall Addition		5,400	
Brothers Residence Addition		2,200	
Brothers Terrace		1,000	
Hillside Walkways	5,900	3,800	
Total Hillside Area			17,300
TOTAL NEW AND REPLACED			41,300

Provision C.3 applies to this project 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 evapotranspiration will be evaluated. If treatment by harvesting and reuse, infiltration, and/or evapotranspiration 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.

Runoff Treatment

Turfblock, porous asphalt, permeable concrete, or permeable pavers will be used to pave a new 14,600-square-foot parking area adjacent to the new Music Building. This area will be graded so as not to produce runoff during a rainfall event with an intensity of 0.2 inches per hour or less; therefore this area is considered self-retaining and has not been included in the treatment design.

SMCHS will meet the requirement to treat stormwater runoff using LID treatment measures by implementing a bioinfiltration facility in a currently open area on the easterly side of Vellesian Hall. The facility, which will be a minimum 1,860 square feet in area, will extend into portions of two separate parcels owned by SMCHS and within the City of Berkeley. Based on information from the City of Berkeley's Planning and Development Department, the project will likely require a ministerial Building Permit.

The facility will receive inflow diverted from the existing storm drain conveying runoff from the easterly portion of the campus, including the proposed music building and adjacent plaza areas. The facility will also receive inflow from most (about 17,400 square feet) of the existing 62-space (22,500-square-foot) parking lot and from the athletic fields at the northerly end of campus. Overall, the impervious area within the catchment tributary to the facility will be approximately 46,500 square feet.

The bioinfiltration facility will infiltrate and evapotranspirate this runoff to the extent feasible given the density and nature of the project and the potential geotechnical hazards and tight clay soils present on the site.

Treatment of runoff from the existing 22,500 square-foot parking lot, which is not subject to the C.3 requirements, will be in lieu of providing treatment for the planned Chapel, Residence Addition, and St. Joseph's Hall addition. The square footage of the existing parking lot exceeds the combined square footage of impervious area associated with the Chapel, Residence Addition, and St. Joseph's Hall addition by 7,200 square feet. Accordingly, no separate stormwater treatment will be provided for those facilities.

A new drainage structure will be connected to the existing storm drain and will be fitted with a weir to direct low flows into the bioinfiltration facility. Higher flows will overtop the weir and continue through the existing storm drain to the existing outfall to Codornices Creek.

Diverted flows will pass through a boulder-and-cobble energy-dissipating feature and will be distributed across the surface of the bioinfiltration facility.

The bioinfiltration facility will feature a layer of sand/compost mix, minimum 18 inches deep, planted with native plants appropriate to the location and to a fast-draining soil with occasional brief inundation. The surface elevation of this mix will be set a few inches to a foot below the surrounding ground. Beneath this layer will be a drainage layer of gravel, the depth of which will be determined during final design. Bedded within the gravel will be a network of perforated pipe underdrains.

The underdrains will connect to an overflow/outlet structure, which will be a standard drop inlet. The grating atop this structure will be set at an elevation such that inflow will flood the entire surface of the bioinfiltration facility but will overflow into the grating rather than flood adjacent ground outside the bioinfiltration facility.

Drainage from the overflow/outlet structure will be routed to the existing storm drainpipe and from there to the existing outfall to Codornices Creek.

The bioretention facility will be attractively landscaped with a selection of plant materials suitable to the site and to a loamy sand soil. The landscaping plan including identification of proposed plant materials will be submitted in conjunction with the design review for the associated projects.

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 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 project will be in phases, and less than an acre will be disturbed during any one phase or concurrent phases. Therefore, it is not expected that the project will be required to obtain coverage 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. Because the potential for erosion is generally increased if grading is performed during the rainy season when disturbed soil may be exposed to rainfall and storm runoff, construction will be phased to avoid grading during the rainy season. 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 and the Monterey pedestrian entrance, if vehicles use this entrance during construction of the bioretention facility. 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 and the addition to the Brothers' Residence will be set back to ensure compliance with the requirements of 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 Zoning Ordinance prohibits structures be within 20 feet of the natural creek bank. 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."

Landscaping

Because landscaping is such an important factor in establishing the overall feel and aesthetics of any development, the Applicant has prepared a preliminary landscape plan (Attachment D) that encompasses all of the projects that are included in this application. Detailed landscape plans will be submitted for each of the component projects subject to design review. A major objective of the plan is to preserve most of the mature trees that screen the campus from neighboring properties including all of the trees along the northeast property line.

Along with this Use Permit application, the Applicant is applying for design review approval of the Music Building, which will require removal of 11 trees with a diameter of 12-inches or greater. Ten of these are acacias, the other a palm. Depending upon the final layout of the parking area, one or two additional acacias that are growing along the chain link fence that borders the outfield of the softball field may also need to be removed. The proposed construction will require removal of several trees located within the development footprint, most of which are Black Acacia. These will be replaced with 40 to 50 deciduous and evergreen trees with a wide variety of sizes, textures and characteristics. These specimen trees will be supported by ground covers, shrubs and walls to create an aesthetically pleasing site, which will also provide both habitat for a wide range of birds and privacy screening.

In compliance with Section 20.24.110.F (Fences, Landscape, Screening) of the Zoning Ordinance, the new parking area will be screened from the residential properties to the east by a six-foot high wooden fence similar to the fence along the athletic field. A landscaped planter will separate the end

of each row of parking spaces from driveways. A three-foot planting strip with Grevillea rosmarinfolia hillside shrubs and four Heteromeles arbutifolia trees will be located between facing spaces. In addition, one tree, Heteromeles arbutifolia, will be planted for every three parking spaces surrounding the perimeter of the parking area.

The refuse enclosure between the new building and the parking area will be surrounded on three sides with screen planting of ground covers, shrubs and trees. The plan calls for planting evergreen and deciduous vines such as Parthenocissus tricuspidata (Virginia creeper) along the walls of the structure that will be trained to grow onto and over the structure. Based on their typical rate of growth, the vines can be expected to completely screen the enclosure within two to three years.

Existing trees between the eastern property line and the new parking area adjacent to the proposed Music Building will remain and be protected as necessary during construction. These and other trees will be pruned to improve their structure and health.

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 and four to six acacia with a diameter of 12-inches or greater. These trees will be replaced with trees such as Crataegus phaenopyrum or Grevillea robusta, shrubs such as Escallonia or Grevillea, and ground cover as shown in the massing diagram within the submittal.

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 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.

PROJECT DESIGN GUIDELINES AND BUILDING IMAGES

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 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 building images also have aspects in common. In keeping with the campus concept, the buildings repeat certain components, materials, and colors including white stucco plaster walls and terra cotta color roofs.

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.

One of the objectives of the site plan is to establish a new "main entrance" reception area for the campus, visible from the campus entry drive. The vehicular entry from Albina leads to a turning circle – the campus entry should be visible from this circle. Parking areas are kept to the outside of these zones and the edges of the campus, which minimizes its visual impact and also separates pedestrian and vehicular traffic. Planting and screening walls will minimize the visual impact of parking on neighboring residential uses.

The design approach to the projects encompassed by the proposed Use Permit focuses on maintaining and enhancing the character of the campus. Exterior spaces should have similar qualities to the west side of campus, landscaped open spaces with gathering opportunities and covered walkways (arcades). The buildings and the spaces between should be organized with view axes, highlighted by statuary or other visual or symbolic accents. Entries to buildings should be clearly recognizable. There should be various sizes and types of outdoor spaces for multi-use student oriented functions.

Saint Mary's College High School is a notable environment for learning with a campus layout that is a balance of formal and natural geometry. The campus presents a variety of building images, but the appearance of the whole has significance to student, staff, and visitor. The proposed site plan is designed to preserve these qualities as development occurs under the new Use Permit.

SUSTAINABILITY AND ENERGY CONSERVATION

Although the City of Albany Green Building Ordinance does not specifically apply to institutional facilities, the Applicant is proposing to explore a variety of programs and measures to promote energy conservation and sustainable practices in operations and maintenance of facilities, in renovation of existing buildings, and in new construction.

Operations and maintenance of facilities will include increased recycling of materials, lighting controls, after hours use (on/off switching), and educational programs. Saint Mary's College High School will continue to explore transportation alternatives including promoting public transportation and car pools.

For renovation of existing buildings, the Applicant will be considering approaches that offer achievable sustainability and conservation outcomes such as water efficiency in drought tolerant plants and waste water reduction with increased efficiency toilets, urinals, and low flow faucets; energy conservation through the use of natural ventilation, building insulation, and high efficiency heating and ventilation equipment; recycled materials of metal framing and concrete; indoor environmental qualities of improved acoustical performance, improved ventilation, low emitting materials, lighting controls, thermal comfort, daylight and views. Drainage of storm water will comply with Alameda Clean Water Program C-3 requirements.

Design of the new construction is intended to meet LEED for Schools Standards. Building and site design features will include consideration of features such as preservation of open space and landscaped areas, storm water management (controlled run-off), interior climate control and indoor air quality (natural ventilation and energy efficient air handling systems, air filtration, and ducted returns), lighting concepts (day lighting and 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, solar collection (renewable energy), light pollution reduction, and appropriate emerging technologies.

PUBLIC SAFETY AND EMERGENCY PREPAREDNESS

SMCHS has a variety of procedures in place to deal with possible emergency situations from individual health and safety issues to disasters such as seismic events. These procedures will not only protect the health and safety of the campus population but also reduce the effect such events may have on public safety providers. Key components of the school's emergency preparedness plans include:

- Maintaining emergency supplies, instructions, and exit directions in each classroom;
- Evacuation procedures with step-by-step instructions in the event of a fire, earthquake, or other incident that requires emergency evacuation of all structures;
- Designation of the athletic field and main parking lot as Emergency Assembly Points (EAP) with appropriate signage identifying each location as such;
- Conducting regular emergency exit drills coordinated with the Albany Fire Department; and
- Maintaining a detailed inventory of emergency supplies ranging from batteries, blankets, and hard hats to emergency food and water that may be needed to temporarily sustain the campus community.

The Vice Principal of Student Affairs is responsible for updating and monitoring emergency strategies and, with the Principal, is in charge of coordinating and supervising all response activities in the event of a major catastrophe. If such an incident occurs, each member of the school's Catastrophe Response Leadership Team has specific assigned responsibilities for mobilizing school resources and personnel. Although the primary objective of the school's emergency planning is to provide for the safety of the students, in the event of a major disaster the campus can also function as a disaster center for the surrounding community.

PHASING PLAN AND CONSTRUCTION PERIOD IMPACTS

The Applicant is requesting zoning and design review approval of the Music Building to allow this project to begin construction at the earliest possible date. The remaining five projects are independent of one another and could be built at any time, in any sequence, as funding becomes available. Except for the renovation of Cronin Hall, all construction projects will require access from Albina Avenue. In addition to requiring compliance with the City's standard conditions for construction projects, which impose restrictions on the days and hours when work is permitted, the Applicant will work with the City to tailor other measures that will be taken to minimize construction impacts. Such restrictions could, for example, require construction personnel to park at designated locations.

1. Music Building

This project, which requires demolition of the existing band room and Shea Center arcade, is the school's highest priority because the existing band room is not adequate to accommodate the school's music and dance programs. Because of the project's high priority, the Applicant has submitted an application for design review approval along with the Use Permit application, The project will proceed immediately after approvals are received and funding is finalized but depending upon the availability of funding may begin following the Cronin Hall Renovation. A construction period of 9 to 12 months is probable.

- To avoid the cost and impact of installing a portable building, construction will be scheduled to start as soon as school closes for the summer. Band and vocal programs will be accommodated in existing classrooms and office spaces as necessary during the construction period. Dance programs already share other campus facilities.
- During construction, three parking spaces will be temporarily unavailable.
- Construction will interfere with access to the field making it necessary to access the field from the Posen parking lot and through the Gymnasium-Auditorium lobby. There will be protection along the edge of track to allow continued use of the field.
- The softball infield will be used for construction staging during construction of the Music Building.

2. Cronin Hall Renovation and Classroom Conversion

As mentioned above, depending on the availability of funding for the Music Building, this project may be the first one to occur. Except for receiving approval to return the unused lower level space to classroom use, which is included in the current application, this project does not require discretionary review because there are no changes proposed to the use of the building, there is no increase in existing floor area, and there will be no changes to the building exterior except for in-kind replacement of windows. The Applicant proposes to undertake this project as soon as construction permits are issued. Construction will be scheduled to start in May or June so that work can proceed with a minimal impact on school operation. Because much of the work can probably be completed when school is not in session, the temporary displacement of eight parking spaces will have a minimal, if any, impact. The project would require construction during summer vacation.

3. Shea Student Center Renovation and Kitchen Addition

This project, which will require design review approval, is expected to proceed within five to seven years. To minimize disruption to campus life, the work would start as soon as school closes for summer vacation. The anticipated duration is about six months. Other than during construction, no existing parking will be affected.

4. Chapel

Construction of this project will occur as soon as funding is available following design review approval. Start of construction is anticipated within five to seven years. No existing structures or parking spaces will be removed.

5. Saint Joseph's Hall Renovation and Addition

The renovation and expansion of Saint Joseph's Hall will take up to a year and a half to complete and would have the most disruptive effect on school activities. The project would require design review approval and work is not anticipated to start before 2017 at the earliest. Because the project involves extensive renovation of the existing building as well as construction of an addition, it will require temporary relocation of the school's administrative offices and the library to other buildings on campus. Several parking spaces would be displaced during construction.

6. Brothers' Residence Addition

This project, which will also require design review approval, could be commenced within five to seven years depending on the availability of funding. Because the parking area adjacent to the building would probably be used for storage of equipment and materials, the parking spaces used by the residents of the building will probably have to be relocated for about six months during construction.

Attachments:

A. Tabulation Sheet
B. Saint Mary's College High School Site and Building Plans
C. Traffic and Parking Management Plan
D. Preliminary Landscaping Plan

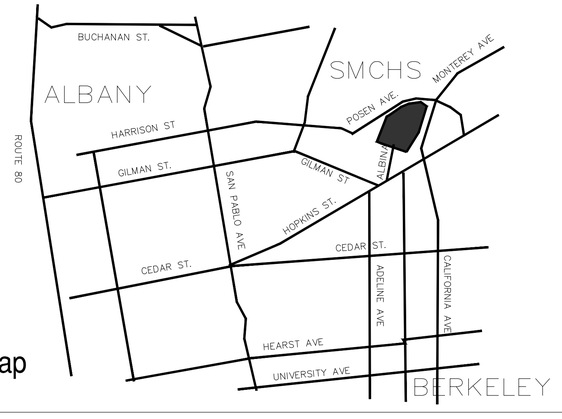
CONDITIONAL USE PERMIT APPLICATION

SAINT MARY'S COLLEGE HIGH SCHOOL

ALBANY PROJECT ADDRESS
1600 POSEN AVENUE

MAILING ADDRESS
1234 ALBINA AVENUE, PERALTA PARK
BERKELEY, CALIFORNIA 94706

ZONING DISTRICT: PF (PUBLIC FACILITY)



Vicinity Map

DRAWING INDEX

DRAWINGS FOR CRONIN HALL AND THE MUSIC BUILDING SUBMITTED SEPARATELY FOR DESIGN REVIEW.

PROJECT SUMMARY

1. – MUSIC BUILDING
   BAND ROOM, VOCAL ROOM AND PRACTICE ROOMS
   1 FLOOR, PARTIAL BASEMENT
2. – CRONIN HALL – RENOVATION & CLASSROOM CONVERSION
   1 & 2 FLOORS, EXISTING BUILDING
3. – STUDENT CENTER – RENOVATION & KITCHEN EXPANSION
   1 & 2 FLOORS, EXISTING BUILDING
4. – CHAPEL
   1 FLOOR
5. – ST. JOSEPH'S HALL – RENOVATION & EXPANSION
   2 & 3 FLOORS, EXISTING BUILDING & NEW EXPANSION

ALL ELEVATIONS BASED ON NGVD 29
NATIONAL GEODEDIC VERTICAL DATUM

DAHANUKAR BRANDES ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN
907 GREENHILL ROAD, MILL VALLEY, CA 94941
415.383.7625

VERDE DESIGN, INC
LANDSCAPE ARCHITECTURE
2455 THE ALAMEDA, SUITE 200 - SANTA CLARA, CA 95050
408.985.7200

JACOBS ENGINEERS
CIVIL CONSULTANTS
370 VILLAGE SQUARE - ORINDA, CA 94563
925.254.9525

OLMM CONSULTING ENGINEERS
STRUCTURAL ENGINEERING
1404 FRANKLIN STREET, SUITE 350 - OAKLAND, CA 94612
510.433.0828

SJ ENGINEERS
MECHANICAL & PLUMBING ENGINEERING
300 FRANK H OGAWA PLAZA - OAKLAND, CA 94612
510.832.1505

O'MAHONY & MYER
ELECTRICAL ENGINEERING & LIGHTING DESIGN
4340 REDWOOD HIGHWAY, SUITE 245 - SAN RAFAEL, CA 94903
415.492.0420

CHARLES M SALTER ASSOCIATES, INC
ACOUSTICAL CONSULTANTS
130 SUTTER STREET, SUITE 500 - SAN FRANCISCO, CA 94104
415.397.0442

GEOENGINEERS
GEOTECHNICAL ENGINEERING & CONSULTING
484 N. WIGET LANE - WALNUT CREEK, CA 94598
925.945.0677

ENOVITY, INC
ENERGY SERVICES
100 MONTGOMERY STREET, SUITE 600 - SAN FRANCISCO, CA 94104
415.974.0390

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4		
5		
6		

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TITLE SHEET

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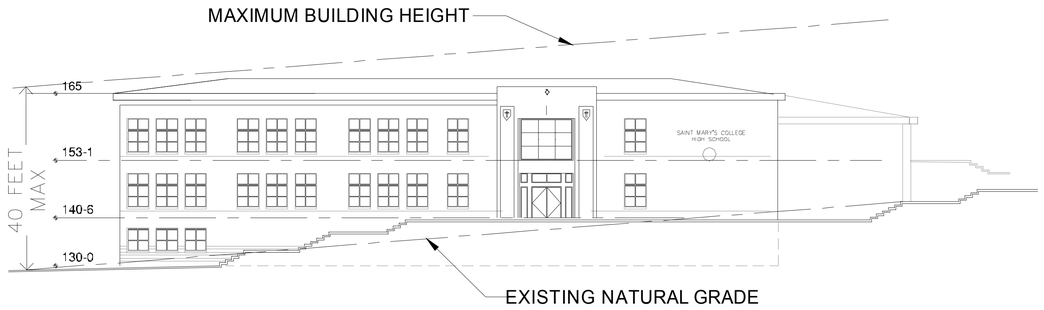
Sheet No. 1

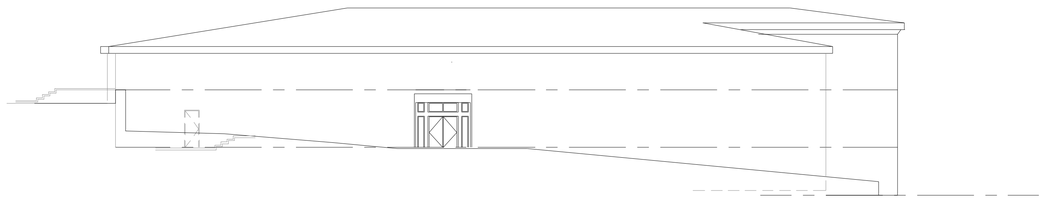
Planting Zones
Saint Mary's College High School

VERDE DESIGN
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
SPORT PLANNING DESIGN
2455 The Alameda, Suite 200
Santa Clara, CA 95050
t: 408.985.7200
f: 408.985.7260



EAST ELEVATION

SOUTH ELEVATION



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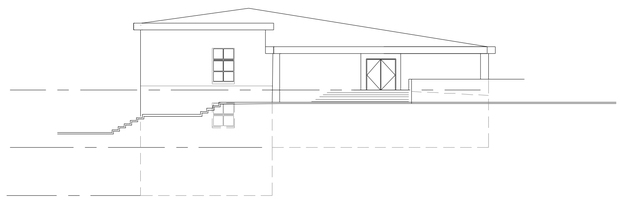

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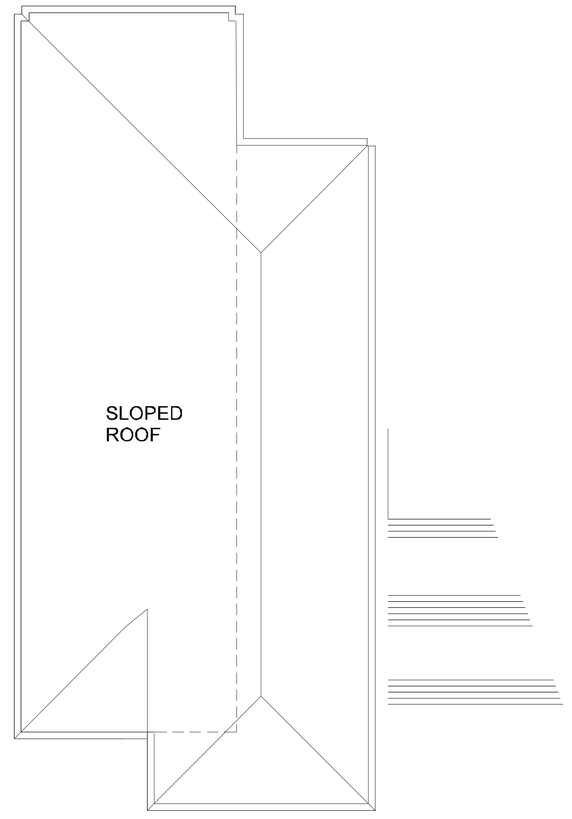

ROOF

ELEVATION 165.0 AT EAVE

SAINT JOSEPHS HALL RENOVATION & EXPANSION

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2		
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SAINT JOSEPHS HALL

ELEVATIONS & ROOF

Scale	AS NOTED
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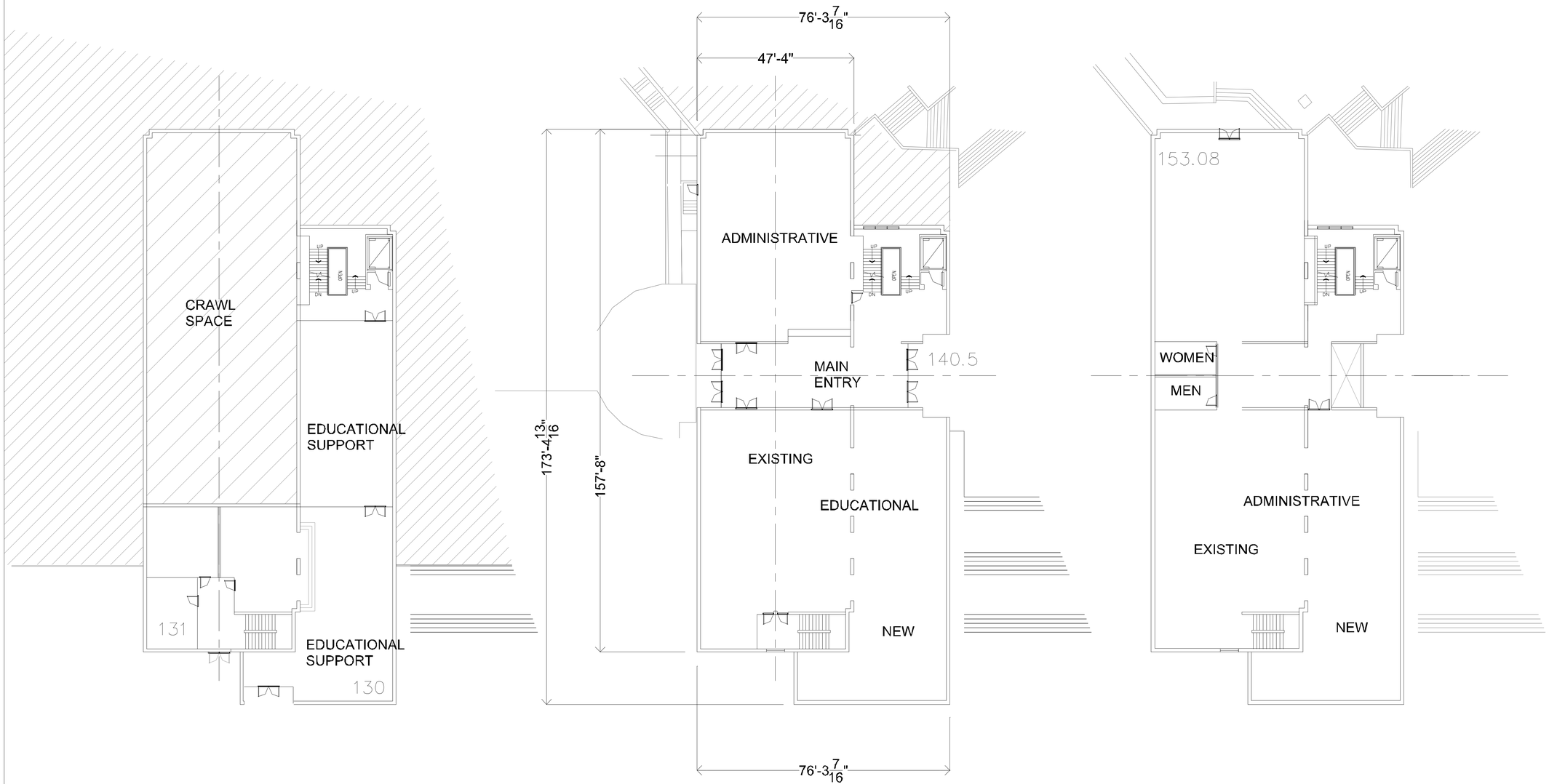
Sheet No. 12



LOWER FLOOR

ELEVATION 130.0

MAIN ENTRY FLOOR

ELEVATION 140.5

UPPER FLOOR

ELEVATION 153.08

SAINT JOSEPHS HALL RENOVATION & EXPANSION

1/16" = 1'-0" @ 24" x 36"

0 10 20 40

N

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2		
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SAINT JOSEPHS HALL - PLANS

Scale	AS NOTED
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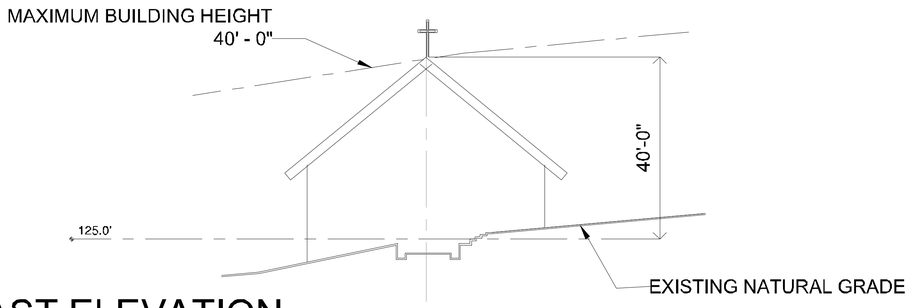
Sheet No. 11



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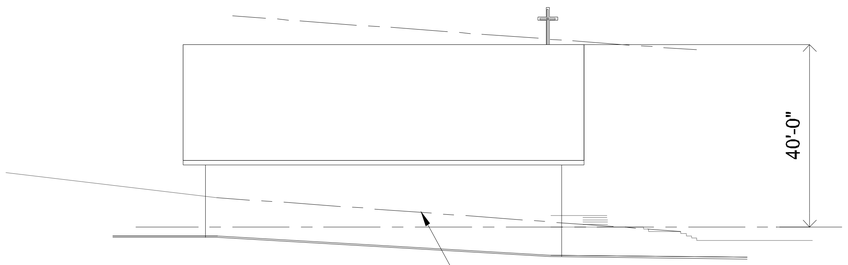

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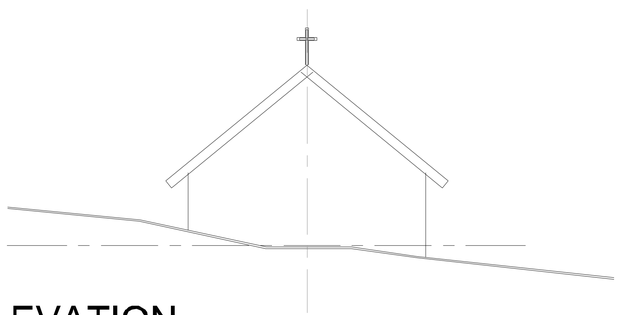

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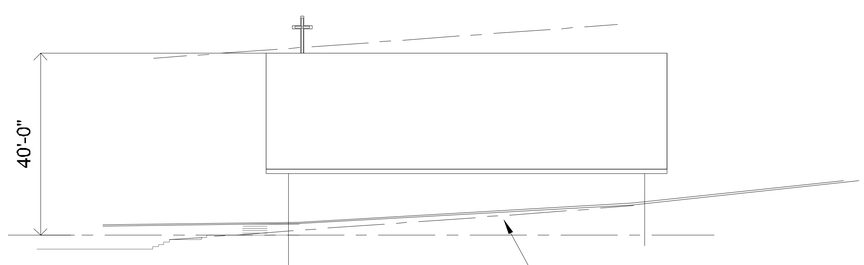
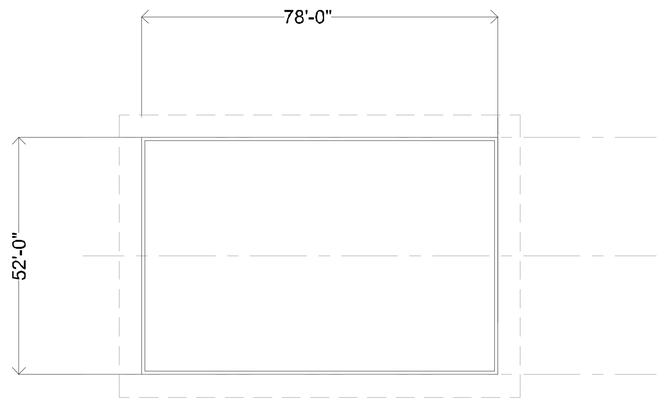


NORTH ELEVATION

ROOF



MAIN FLOOR

ELEVATION 125.0'

CHAPEL

1/16" = 1'-0" @ 24" x 36"

0 10 20 40

N

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SAINT MARY'S COLLEGE HIGH SCHOOL
MASTER PLAN

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CHAPEL

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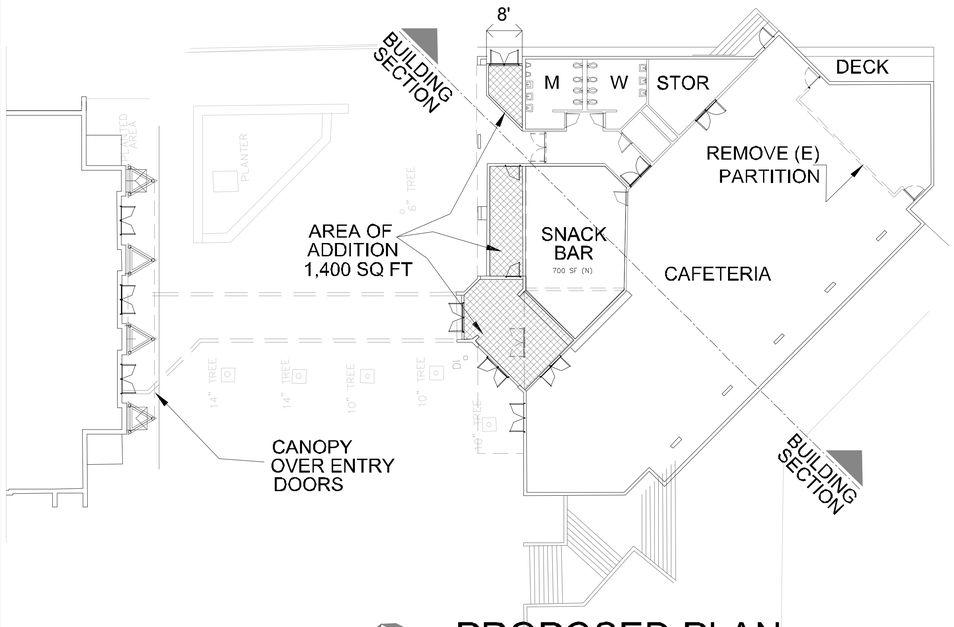
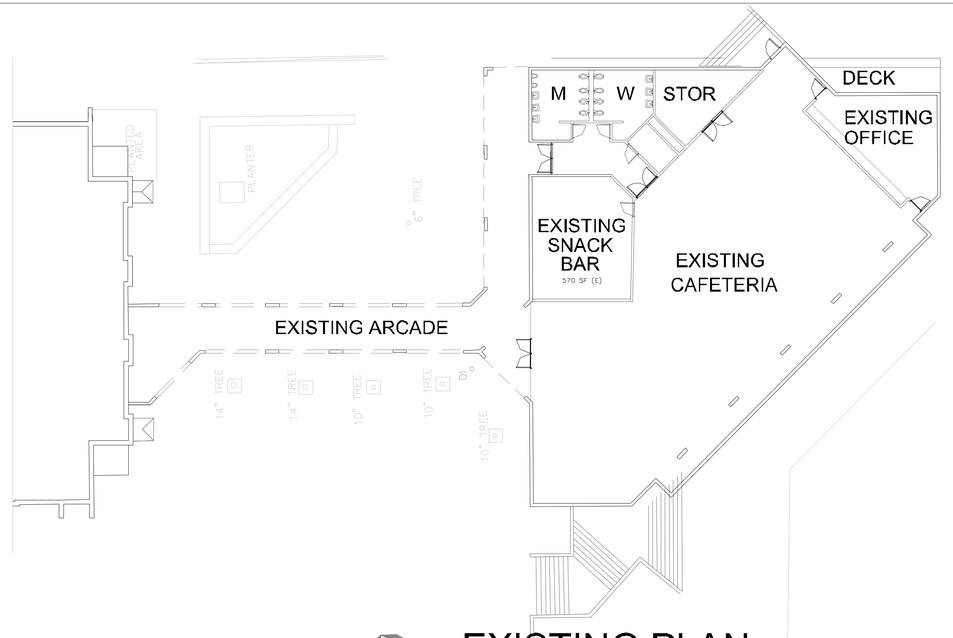


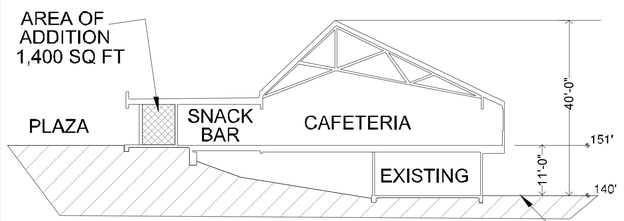
PROPOSED PLAN

ELEVATION 151

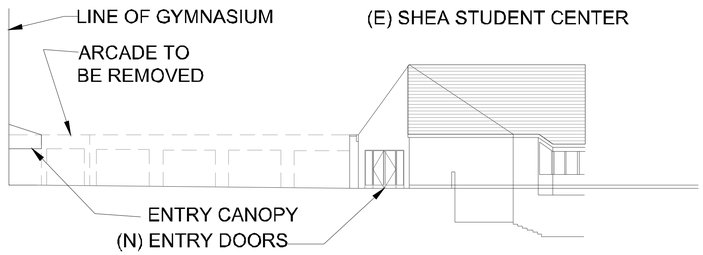


EXISTING PLAN

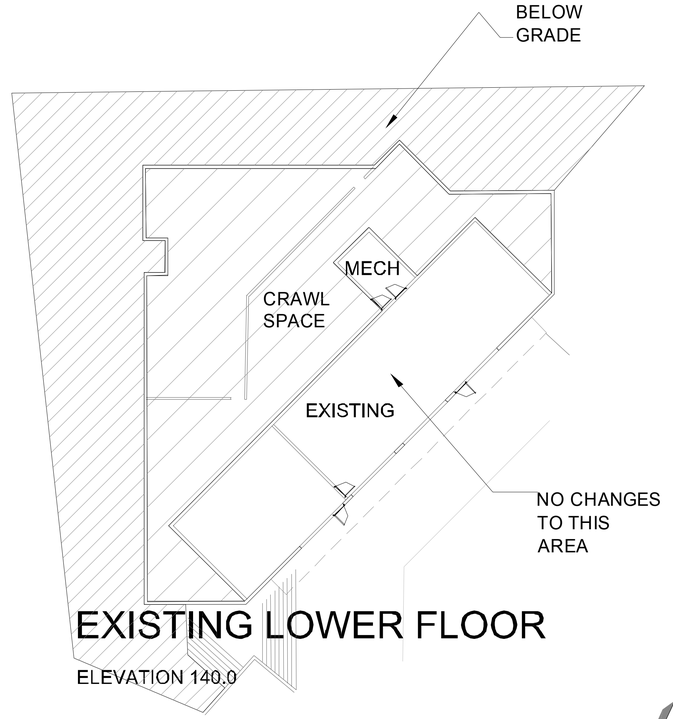
ELEVATION 151



BUILDING SECTION

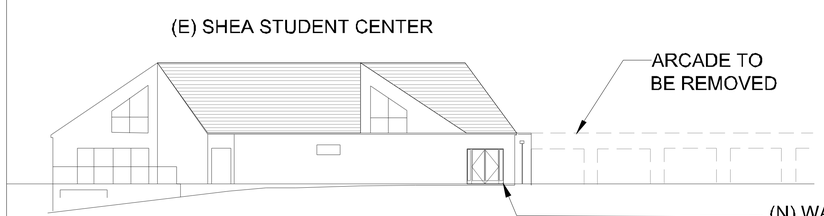


SOUTH ELEVATION

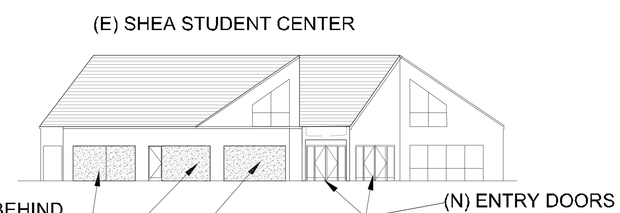


EXISTING LOWER FLOOR

ELEVATION 140.0



NORTH ELEVATION



WEST ELEVATION

SHEA STUDENT CENTER RENOVATION & ADDITION

1/16" = 1'-0" @ 24" x 36"

0 10 20 40

N

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415-383-7625

USE PERMIT APPLICATION - 4/11/11

SAINT MARY'S COLLEGE HIGH SCHOOL
MASTER PLAN
1234 ALBINA AVENUE, PERALTA PARK
BERKELEY, CALIFORNIA 94706

SHEA STUDENT CENTER

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Date:	4/11/11
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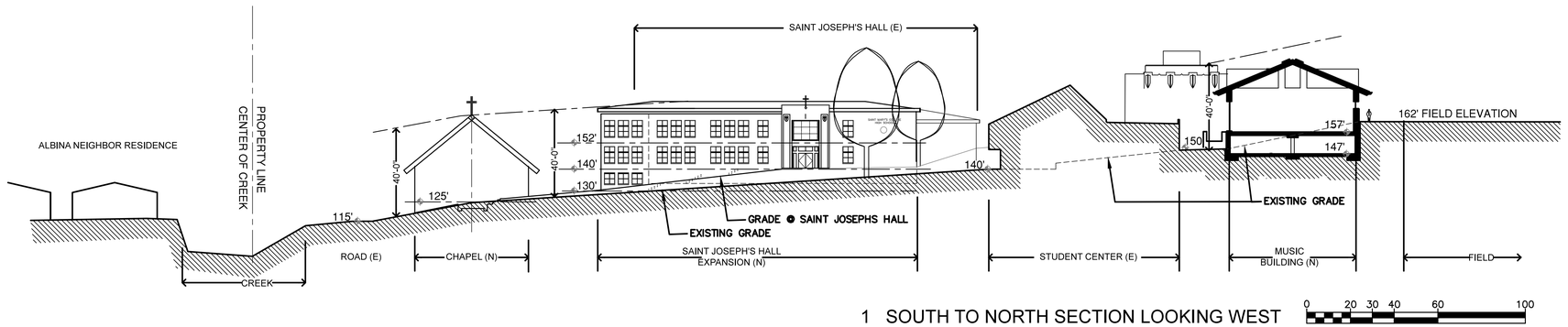
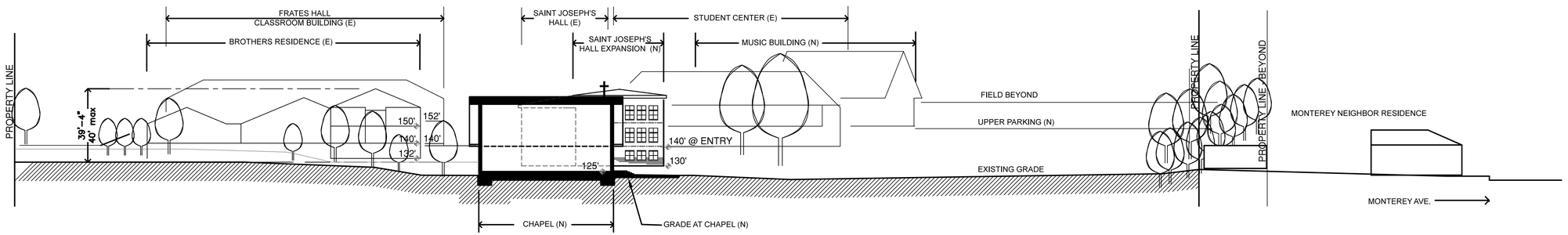
Sheet No. 9



1 SOUTH TO NORTH SECTION LOOKING WEST

0 20 30 40 60 100



2 WEST TO EAST SECTION LOOKING NORTH

0 20 30 40 60 100

1" = 30'-0"

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HAL BRANDES
C-9235
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1	8/10/12	REVISION 2

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USE PERMIT APPLICATION - 4/11/11

SAINT MARY'S COLLEGE HIGH SCHOOL

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BERKELEY, CALIFORNIA 94706

SITE SECTIONS

Scale	AS NOTED
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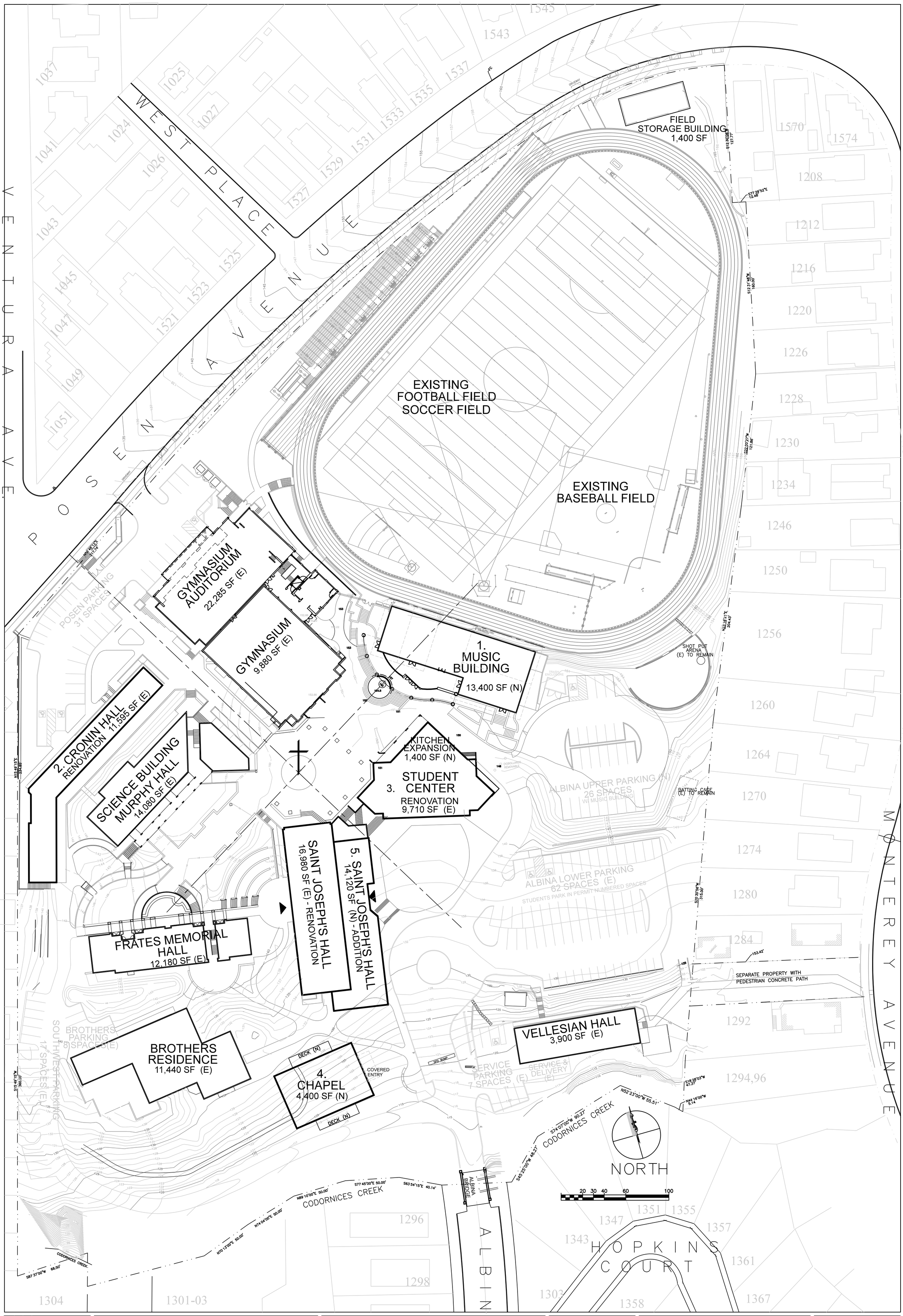
Sheet No. 8



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Sheet No.	7

COMPOSITE PLAN

USE PERMIT APPLICATION - 4/11/2011

SAINT MARY'S COLLEGE HIGH SCHOOL

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No.	Date	Description
1	1/21/12	REVISION 1
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4		
5		
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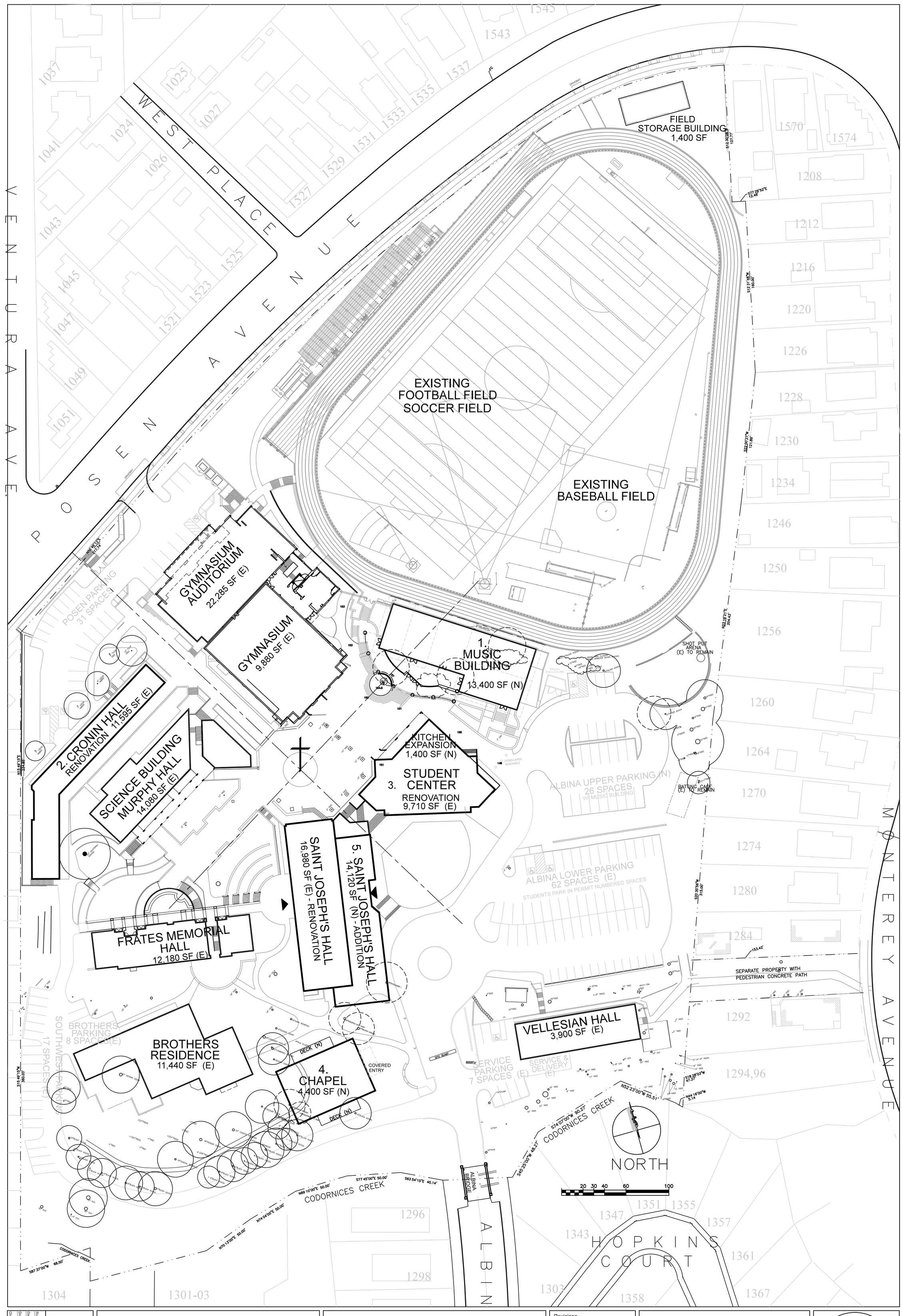

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Scale: AS NOTED

Sheet No. 6

TREE LOCATIONS

USE PERMIT APPLICATION - 4/11/2011

SAINT MARY'S COLLEGE HIGH SCHOOL

1294 ALBINA AVENUE, PERALTA PARK

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No.	Date	Description
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2	8/10/12	REVISION 2
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4		
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6		

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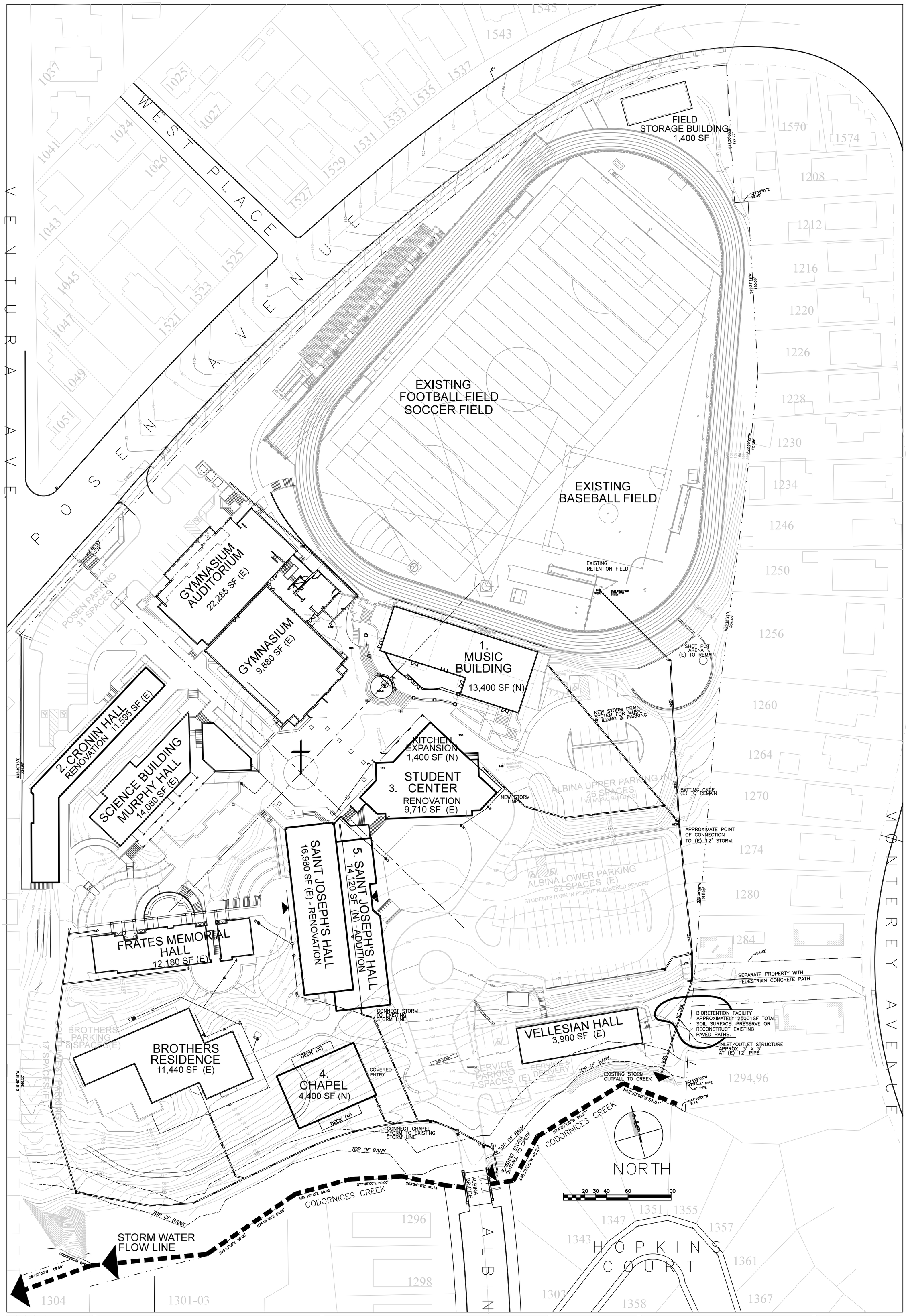

GRADING & DRAINAGE

Sheet No. 5

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No.	Date	Description
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2	8/10/12	REVISION 2
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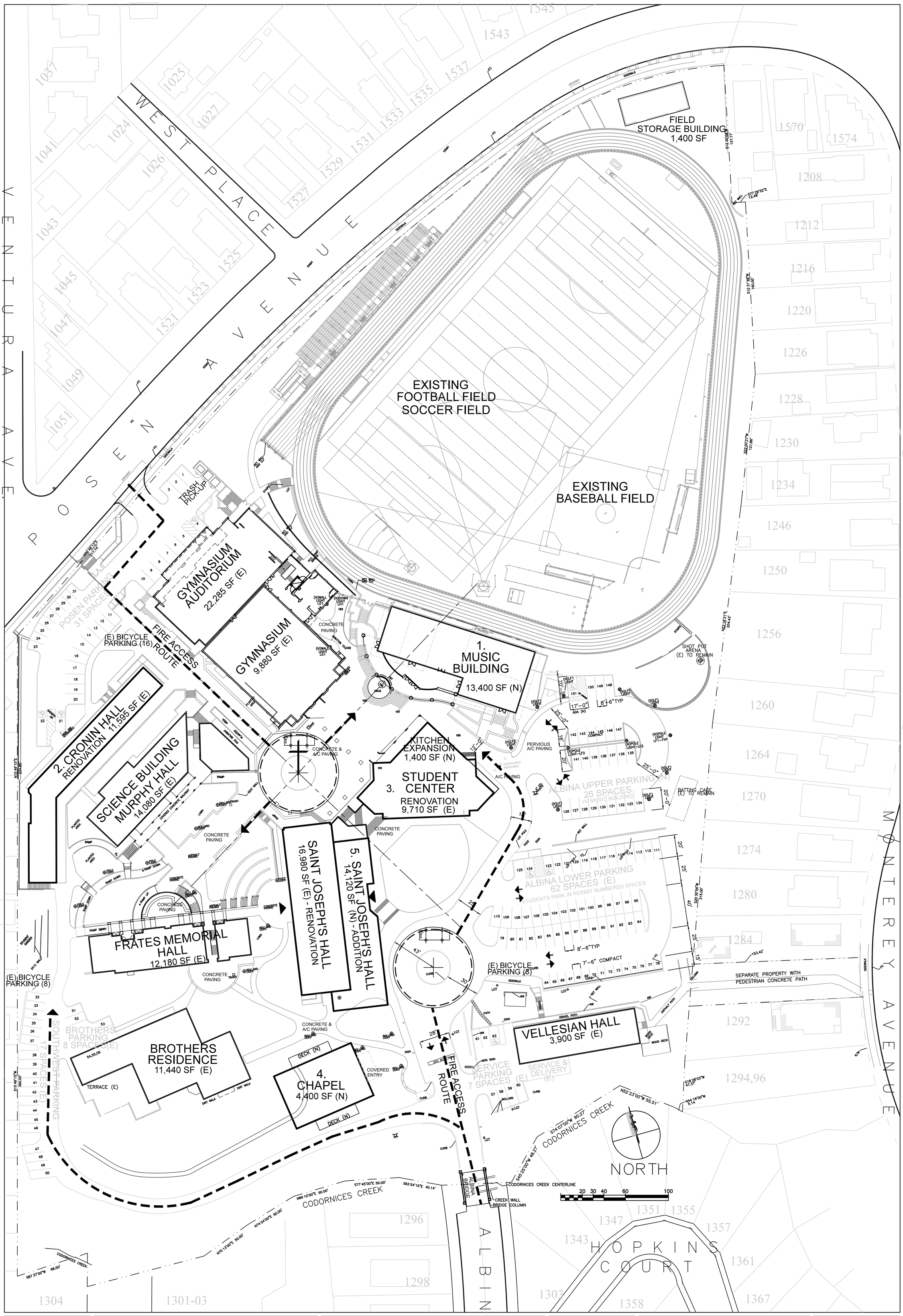

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CIRCULATION & PARKING PLAN

USE PERMIT APPLICATION - 4/11/2011

SAINT MARY'S COLLEGE HIGH SCHOOL

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BERKELEY, CALIFORNIA 94706

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No.	Date	Description
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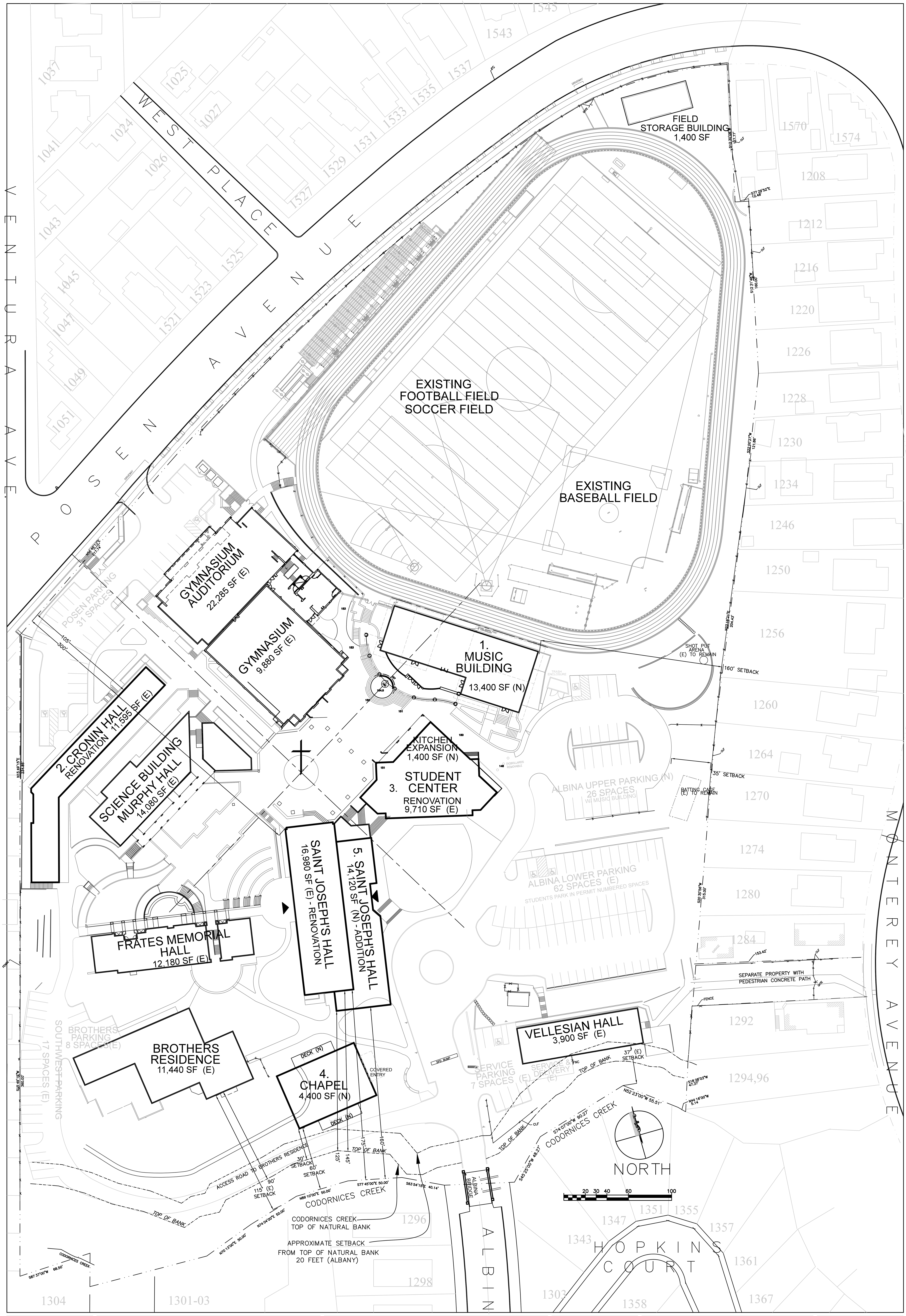


VENTURA AVE.
WEST PLACE
POSEN AVENUE
MONTEREY AVENUE
ALBINA
HOPKINS COURT
FIELD STORAGE BUILDING 1,400 SF
EXISTING FOOTBALL FIELD SOCCER FIELD
EXISTING BASEBALL FIELD
GYMNASIUM AUDITORIUM 22,285 SF (E)
GYMNASIUM 9,880 SF (E)
POSEN PARKING 31 SPACES
1. MUSIC BUILDING 13,400 SF (N)
SHOT PUT ARENA (E) TO REMAIN
160' SETBACK
TRASH ENCLOSURE
2. CRONIN HALL RENOVATION 11,595 SF (E)
SCIENCE BUILDING MURPHY HALL 14,080 SF (E)
KITCHEN EXPANSION 1,400 SF (N)
3. STUDENT CENTER RENOVATION 9,710 SF (E)
(N)BOLLARDS REMOVABLE
ALBINA UPPER PARKING (N) 26 SPACES W/ MUSIC BUILDING
35' SETBACK
BATTING CAGE (E) TO REMAIN
ALBINA LOWER PARKING 62 SPACES (E)
STUDENTS PARK IN PERMIT NUMBERED SPACES
SAINT JOSEPH'S HALL 16,980 SF (E) - RENOVATION
5. SAINT JOSEPH'S HALL 14,120 SF (N) - ADDITION
FRATES MEMORIAL HALL 12,180 SF (E)
BROTHERS PARKING 8 SPACES (E)
SOUTHWEST PARKING 17 SPACES (E)
BROTHERS RESIDENCE 11,440 SF (E)
4. CHAPEL 4,400 SF (N)
DECK (N)
COVERED ENTRY
VELLESIAN HALL 3,900 SF (E)
SERVICE PARKING 7 SPACES (E)
SERVICE & DELIVERY (E)
SEPARATE PROPERTY WITH PEDESTRIAN CONCRETE PATH
37' (E) SETBACK
TOP OF BANK
CODORNICES CREEK
ACCESS ROAD TO BROTHERS RESIDENCE
30' SETBACK
60' SETBACK
90'
115' (E) SETBACK
125'
145'
175'
160'
CODORNICES CREEK TOP OF NATURAL BANK
APPROXIMATE SETBACK FROM TOP OF NATURAL BANK 20 FEET (ALBANY)
ALBINA BRIDGE
NORTH
20 30 40 60 100

PROPOSED CAMPUS PLAN

Scale	AS NOTED
Date	4/11/11
Drawn By	BDB/HB
Checked By	
Sheet No.	3

USE PERMIT APPLICATION - 4/11/2011

SAINT MARY'S COLLEGE HIGH SCHOOL

1294 ALBINA AVENUE, PERALTA PARK

BERKELEY, CALIFORNIA 94706

DAHANUKAR BRANDES ARCHITECTS

ARCHITECTURE PLANNING INTERIOR DESIGN

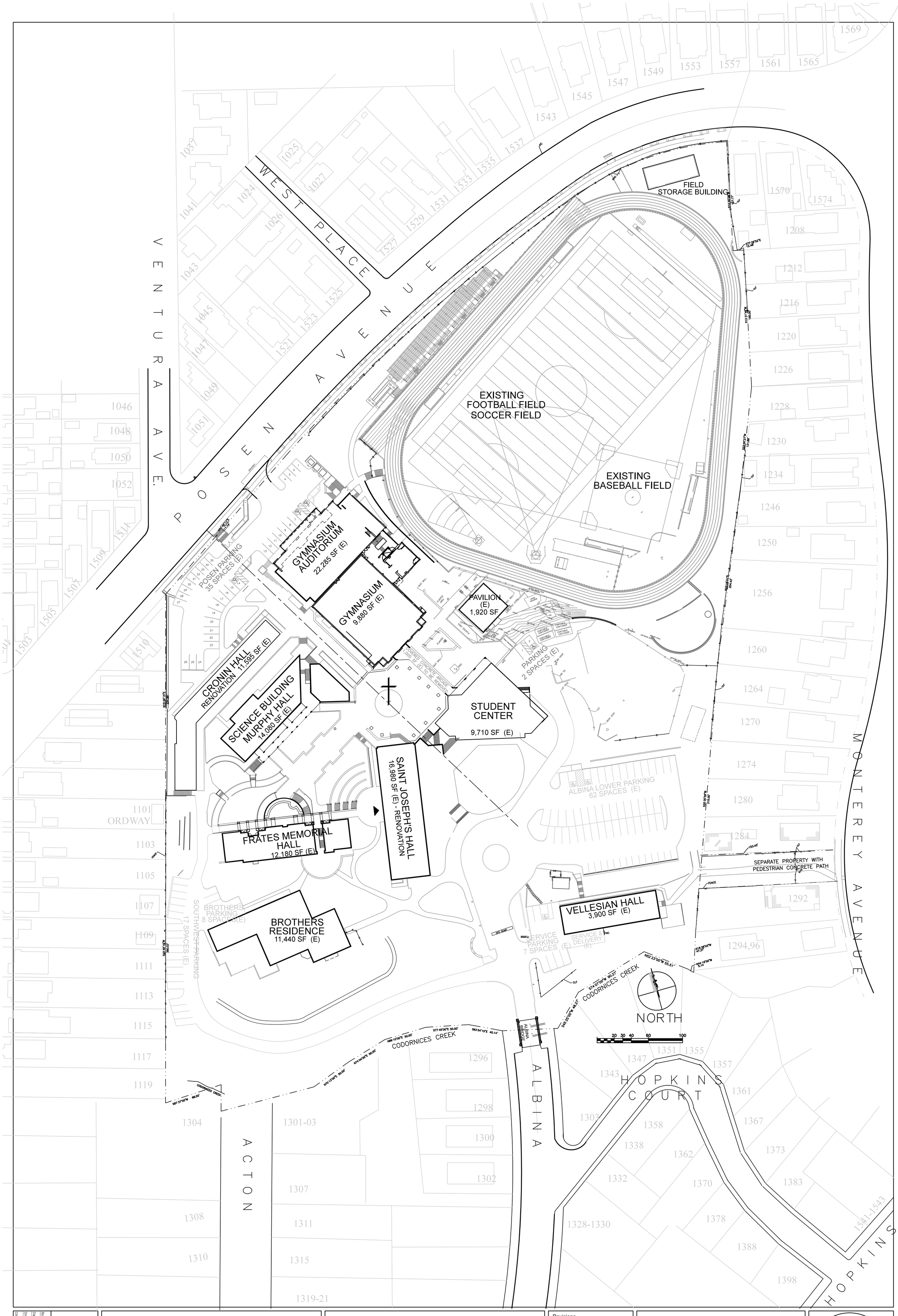
907 GREENHILL ROAD, MILL VALLEY, CA 94941

415-383-7625

Revisions

No.	Date	Description
1	1/21/12	REVISION 1
2	8/10/12	REVISION 2
3		
4		
5		
6		

LICENSED ARCHITECT HAL BRANDES C-9235 EXPIRATION DATE: STATE OF CALIFORNIA



EXISTING SITE PLAN

Sheet No. 2

Scale AS NOTED
Date 4/11/11
Drawn By BDB/HB
Checked By

USE PERMIT APPLICATION - 4/11/2011

SAINT MARY'S COLLEGE HIGH SCHOOL

1294 ALBINA AVENUE, PERALTA PARK

BERKELEY, CALIFORNIA 94706

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ARCHITECTURE PLANNING INTERIOR DESIGN

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415-383-7625

Revisions

No.	Date	Description
1	2/27/12	REVISION 1
2	8/10/12	REVISION 2
3		
4		
5		
6		

LICENSED ARCHITECT HAL BRANDES
STATE OF CALIFORNIA
C-9235
EXPIRATION DATE:

Cistus Purpureus

Coprosma x kirkii

Myoporum 'Pacificum'

Myoporum parvifolium

Plumbago auriculata

Sollya heterophylla

Abelia x grandiflora

Cistus purpureus

Coprosma repens

Escallonia 'Fradesii'

Escallonia 'Newport Dwarf'

Escallonia rubra

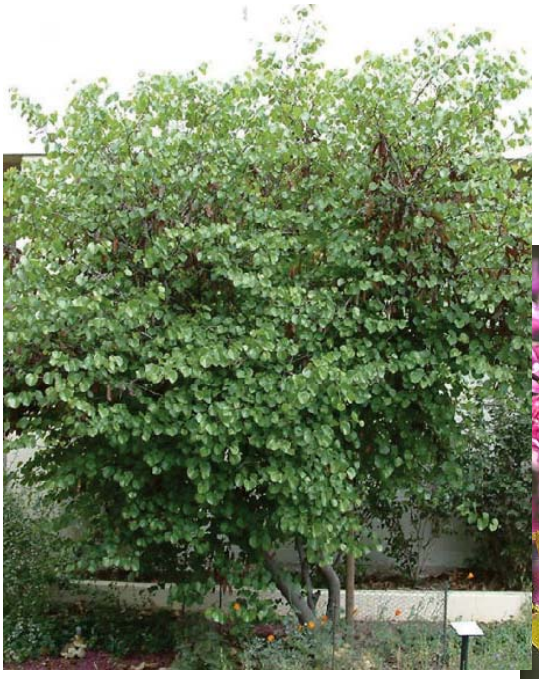
Grevillea rosmarinifolia 'Scarlet Spire'

Phormium tenax

Acer circinatum

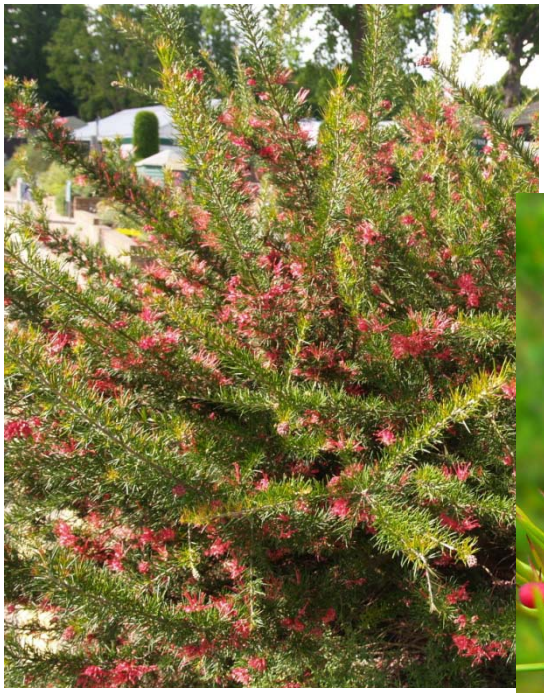
Acer palmatum

Callistemon rigidus



Cercis occidentalis

Crataegus laevigata 'Paul's Scarlet'



Grevillea 'Canberra Gem'

Myoporum laetum

Crataegus phaenopyrum

Grevillea robusta

Street, Monterey Avenue, Beverly Place, Ventura Avenue, West Place, Ordway Street, and Peralta Avenue).

1. Employees and students are required to park on campus or on that part of Posen Avenue that fronts the school property.

2. As part of the proposed project, the school will increase the number of parking spaces provided on campus from 127 to a total of 151 including 26 spaces in a new parking lot that will be developed as part of the Music Building construction a minimum of 122 campus parking spaces for employees, students, and visitors. With the 44 spaces on Posen Avenue adjacent to the campus, this will increase the total parking available for employees, students, and visitors to 195 spaces.

Traffic Management

Trip Reduction Measures

To encourage the use of alternatives to low-occupancy automobiles, Saint Mary's has taken the following actions:

1. On-campus sale of discounted BART tickets to students;
2. Promoting student use of the dedicated AC Transit bus line 688, which operates before and after school from and to Oakland and has been operating at capacity since the service began;

3. Petitioning AC Transit annually to establish other dedicated bus lines that would serve students coming to Saint Mary's;

4. Providing three bicycle racks, one at the Albina Avenue entrance, one at the Posen Avenue entrance, and a third at the west end of Frates Memorial Hall;

5. Providing skateboarders secure storage for their skateboards; and

6. Allowing student and staff parking by permit only. The permit parking system provides priority and discounted parking permits for carpooling. The graduated fee structure rewards those who carpool and charges the highest rates to single drivers. Parking permits are issued on a first-come, first-serve basis--first to car poolers, second to seniors, and third to juniors. The fees for parking permits give priority to student carpoolers rewarding carpools of three or more and, less so, two-person carpools.

7. Encouraging parents who drop off their sons and daughters to form carpools.

Managing Morning Arrival Traffic

To minimize queuing and promote safety, Saint Mary's has instituted the following measures:

1. To distribute morning arrival traffic, the school has designated three official drop-off areas: one on campus at the Albina Avenue entrance, one at the Monterey Avenue entrance, and one at the Posen Avenue entrance. Parents of freshmen are required to use the drop-off area at the Monterey Avenue entrance.

2. Parents are encouraged to use alternate drop-off locations away from the campus and ask their sons and daughters to walk the remainder of the way to school.

3. Saint Mary's assigns faculty, staff, and students to monitor and direct school traffic including two faculty and three students on Posen Avenue, one faculty on Albina Avenue, one student in the Albina Avenue parking lot entrance, and one faculty and two students on Monterey Avenue.

4. Requesting parents, students, and employees to refrain from driving on Hopkins Court.

Managing Event Traffic

1. Football Games

    a. Visiting schools are directed to access Saint Mary's by way of Marin to Colusa to Posen in lieu of Gilman to Hopkins to Albina.

    b. The school uses traffic cones to identify an area on the south side of Posen Avenue where visiting team buses are directed to park.

    c. A-frame street signs stating "No Saint Mary's Game Parking" are placed at the corners of Monterey Avenue and Beverly Place, Posen Avenue and West Place, and Sonoma Avenue and Ventura Avenue to deter individuals from parking on those streets.

    d. Security personnel are posted on Posen Avenue and Albina Avenue to monitor traffic and to ensure safety and orderly behavior.

    e. All on-campus parking areas, including the softball field area, are made available to people attending the games.

f. Saint Mary's does not schedule other activities or events during times of football games.

g. Saint Mary's contacts the Albany Police Department in advance to notify them of games and requests the Department to periodically drive by before, during, and after the games.

2. School Dances

a. The school closes the Albina Avenue entrance and requires students and parents to use the Posen Avenue entrance for drop-offs, pick-ups, and parking.

b. Security personnel are posted on Posen Avenue and Albina Avenue to monitor traffic and to ensure safety and orderly behavior.

c. The school requests the Albany Police Department to assist with traffic management, particularly at the end of the dances.

3. Non-Athletic Events

a. The school will never schedule simultaneous events that together would create a parking demand that exceeds the parking capacity on campus and on the south side of Posen Avenue.

b. The school will limit the number of non-athletic events that may exceed parking capacity to an average of ten per year. When parking demand is expected to exceed the parking capacity on campus and on the south side of Posen Avenue, the school will take the following actions:

i. Maximize the use of on-campus parking areas by having security and students direct on-campus traffic and parking and if necessary, providing valet parking.

ii. Utilize the Monterey Market parking lot for satellite parking when available and with Monterey Market's permission.

SAINT MARY'S COLLEGE HIGH SCHOOL
COMPARISON OF 2008 AND 2011 APPLICATIONS

	Existing	Proposed 2008 (Including Existing to Remain)[3]	Proposed 2011 (Including Existing to Remain)[4]	Proposed Project Net Difference	
				From Existing	From 2008 Project
Gross Floor Area					
Music Building (Band Pavilion)[1]	1,930	9,100	13,400	11,470	4,300
Cronin Hall	11,595	11,595	11,595	0	0
Gymnasium /Auditorium	32,165	32,165	32,165	0	0
Shea Student Center	9,710	11,030	11,110	1,400	80
Chapel	0	4,000	4,400	4,400	400
St. Joseph's Hall	16,980	28,500	31,100	14,120	2,600
Brothers' Residence[2]	11,440	11,440	11,440	0	0
Multi-Use Facility and Storage	0	14,500	0	0	-14,500
Vellesian Hall	3,900	0	3,900	0	3,900
Frates Hall	12,180	12,180	12,180	0	0
Murphy Hall	14,080	14,080	14,080	0	0
New Classroom Building	0	11,800	0	0	-11,800
Field Storage	1,400	1,400	1,400	0	0
Arcade	1,000	1,000	1,000	0	0
TOTAL	116,380	162,790	147,770	31,390	-15,020

1. Original application included 460 sf snack bar demolished in 2008.
2. Not included in campus gross floor area in 2008.
3. Previous floor area calculation did not include exterior covered areas.
4. Proposed floor area includes about 3,600 additional square feet of exterior covered area.

SAINT MARY'S COLLEGE HIGH SCHOOL
COMPARISON OF 2008 AND 2011 APPLICATIONS

	Existing	Proposed 2008 (Including Existing to Remain)[3]	Proposed 2011 (Including Existing to Remain)[4]	Proposed Project Net Difference	
				From Existing	From 2008 Project
On-Site Parking					
Students	63	63	63	0	0
Faculty and Staff	56	77	80	24	3
Brothers' Residence	8	8	8	0	0
TOTAL	127	148	151	24	3

Rev. 8/13/2012

SAINT MARY'S COLLEGE HIGH SCHOOL
MASTER PLAN TABULATION FORM

Conditional Use Permit Application
SMCHS Mailing Address: 1294 Albina Avenue, Peralta Park, Berkeley, CA 94706
Albany Project Address: 1600 Posen Avenue
Zoning District: PF (Public Facility)
10/5/2011 Rev. 8/13/2012

Tabulation Sheets

Site Plan Summary

	Existing	Permitted Required	Proposed	NOTE
On-Site Parking				
Students: 1/10 students	63	63	63	
Faculty and Staff: 1/each faculty & staff	56	80	80	
Brothers' Residence	8	2	8	
TOTAL	127	145	151	**1**
Yards and Height (See yards and setbacks for proposed individual buildings below.**)**				
Front Yard Setback (Posen)				
Gymnasium/Auditorium	62 ft		No change	**2**
Side Yard Setbacks Facing Property				
Velesian Hall – (Monterey)	43 ft		No change	
Cronin Hall - (Ordway)	10 ft		No change	
Music Building – (Monterey)			160 ft	
Saint Josephs Hall Expansion – (Monterey)			270 ft	
Rear Yard Setback				
Vellesian Hall - (Albina)	37 ft		No change	**2**
Chapel - (Albina)			60 ft	
Saint Josephs Hall Expansion - (Albina)			160 ft	
Setback from Codornices Creek Top of Bank				
Vellesian	15 ft		No change	
Chapel		20 ft	30 ft	
Height				
Stories-St. Joseph's Hall	3		No change	
Feet-Gymnasium/Auditorium	44 ft	40 ft	No change	**3**
Lot and Floor Areas				
Lot Area: 12.5 Acres: 544,453 square feet				
Floor Area				
Floor Area	116,380 sf		147,770 sf	**4**
Floor Area Ratio: floor area / lot area	21.38 %		27.14 %	**5**
Lot Coverage				**2, 6**
Lot coverage	73,875 sf		91,705 sf	
Ratio of lot coverage / lot area	13.57 %		16.84% %	

SAINT MARY'S COLLEGE HIGH SCHOOL
MASTER PLAN TABULATION FORM

Notes

1 Proposed parking tabulations do not include 44 on-street parking spaces on south side of Posen, which City Council Resolution No. 94-37 included in the count of total spaces available for school use.

2 As approved by Planning Commission (Zoning Ordinance Section 20.24.020 Table 2B).

3 Per City Council Resolution No. 94-37, Sec. VI approving 4 foot height variance.

4 Floor Area means the total horizontal area in square feet on each floor within and including the exterior walls of a structure but not including the area of inner courts, shaft enclosures, and mechanical equipment rooms. (Zoning Ordinance Sec. 20.08.020 Definitions, Floor Area) .

Prior to the current 2011 Use Permit Application, the Gross Floor Area was calculated as the total horizontal area in square feet on each floor within and including the exterior walls of a structure but not including the area of inner courts, shaft enclosures, and mechanical equipment rooms. It did not include arcades and covered areas.

Areas indicated in the tabulation include covered arcades and outdoor space; but not eaves or open structures.

5 Floor area ratio means the proportion of building floor area per area of the parcel of land upon which the building rests.

6 Lot Coverage means the land area covered by all the structures on a site, including all projections, except portion of uncovered decks, porches, landings, balconies, or stairways that are less than six (6) feet above grade and are not enclosed by walls on more than two (2) sides; eaves; trellises or other structures that do not have solid roofs.(Per Zoning Ordinance Sec. 20.08.020 Definitions, Coverage, Lot)

PROPOSED PROJECTS

1 Music Building (Demolition of Band Room and Construction of Replacement Building)

	Existing Band Room	Proposed
Yards and Height		
Front Yard Setback (Posen)	270 ft	230 ft
Side Yard Setbacks (Monterey)	250 ft	160 ft
Rear Yard Setback (Albina)	420 ft	355 ft
Setback from Codornices Creek Top of Bank	390 ft	335 ft
Height		
Stories	1	2
Feet	15 ft	40 ft
Areas		
Floor Area	1,930 sf	13,400 sf
Lot Coverage	2,350 sf	10,100 sf

Note Includes 3,300 sq.ft. basement and 1,700 sq. ft. exterior covered area. Prior application included new band room (2,200 sf) and new choral room (1,500 sf), plus practice rooms (1,700 sf), dance classroom (1,000 sf), offices (700 sf) and storage.

SAINT MARY'S COLLEGE HIGH SCHOOL
MASTER PLAN TABULATION FORM

2 Cronin Hall Renovation & Classroom Conversion

	Existing	Proposed
Yards and Height		
Front Yard Setback (Posen)	105 ft	No change
Side Yard Setbacks (Ordway)	10 ft	No change
Rear Yard Setback (Albina)	345 ft	No change
Setback from Codornices Creek Top of Bank	290 ft	No change
Height		
Stories	2	No change
Feet	25 ft	No change
Areas		
Floor Area	11,595 ft	No change
Lot Coverage	7,785 ft	No change

Note Per City Council Resolution No. 05-46, 652 square feet of classroom space was converted to uninhabitable space. That area is included in the existing square footage of Cronin Hall and would be converted to habitable space.

3 Student Center Renovation and Kitchen Addition

	Existing	Proposed
Yards and Height		
Front Yard Setback (Posen)	325 ft	No change
Side Yard Setbacks (Monterey)	195 ft	No change
Rear Yard Setback (Albina)	300 ft	No change
Setback from Codornices Creek Top of Bank	280 ft	No change
Height		
Stories	2	No change
Feet	39 ft	No change
Areas -		
Floor Area	9,710 sf	11,110 sf
Lot Coverage	7,360 sf	8,060 sf

Note: Project includes kitchen expansion of 1,400 sq.ft., including covered exterior space.

SAINT MARY'S COLLEGE HIGH SCHOOL
MASTER PLAN TABULATION FORM

4 Chapel--New Building

	Existing	Proposed
Yards and Height		
Front Yard Setback (Posen)		475 ft
Side Yard Setbacks (Monterey)		285 ft
Rear Yard Setback (Albina)		60 ft
Setback from Codornices Creek Top of Bank		30 ft
Height		
Stories		1
Feet		40 ft
Areas		
Floor Area		4,400 sf
Lot Coverage		4,400 sf

Note: Project includes 4,000 sq.ft. building area and 400 sq.ft.covered exterior space.

5 Saint Josephs Hall Renovation and Addition

	Existing	Proposed
Yards and Height		
Front Yard Setback (Posen)	300 ft	No change
Side Yard Setbacks (Ordway)	245 ft	No change
Rear Yard Setback (Albina)	175 ft	160 ft
Setback from Codornices Creek Top of Bank	145 ft	125 ft
Height		
Stories	3	3
Feet	37 ft	40 ft
Areas		
Floor Area	16,980 sf	31,100 sf
Lot Coverage	7,440 sf	12,720 sf

Note: Project includes floor area addition of 14,120 sq.ft., 1,000 sq.ft. exterior covered area.

Note: Brothers Residence Addition removed from application, August 2012