



STAFF REPORT PLANNING COMMISSION

DATE: April 10, 2018

TO: Planning Commission

SUBJECT: Safari Kid Daycare Center—Site Development Review, Conditional Use Permit and Minor Use Permit
Prepared by: Mandy Kang, Senior Planner

EXECUTIVE SUMMARY:

The Planning Commission will consider a request by the applicant, Meridian, for a Site Development Review Permit, Conditional Use Permit and Minor Use Permit to build a new daycare facility and community room on the vacant 2.1-acre Semi-Public parcel in Positano. The proposed project includes construction of a 14,936 square foot building comprised of a 10,667 square foot childcare center to be operated by Safari Kid and a 4,269 square foot multipurpose room that will be open for rent to the community, and related site improvements including an outdoor play area for the childcare center, shared parking for both uses, and a minor amendment to the Planned Development Zoning to establish development standards. The Planning Commission originally considered this request on February 13, 2018 and continued the matter for further consideration.

RECOMMENDATION:

Disclose ex-parte contacts, conduct the public hearing, deliberate and adopt the following **Resolutions:** a) Approving a Site Development Review for a 14,936 square foot building comprised of a 10,667 square foot childcare center and 4,269 square foot community center; b) Approving a Conditional Use Permit for a minor amendment to the Planned Development Zoning Stage 2 Development Plan (Ordinance No. 33-05) for the site designated as Semi-Public in Positano; and c) Approving a Minor Use Permit for shared parking between the childcare center and community center.

PROJECT DESCRIPTION:

The project site is an irregular shaped parcel located at the southwest corner of Positano Parkway and West Cantara Drive in the Positano neighborhood as shown in Figure 1. The subject property is approximately 2.1 acres and currently vacant. The project site has a General Plan and Eastern Dublin Specific Plan land use designation of Semi-Public which allows day care centers and community rooms among other community serving uses. The site is generally surrounded by residential homes and a water quality basin (across Positano Parkway).

Figure 1. Project Site



The Applicant is requesting approval to construct a 14,936 square foot building comprised of a 10,667 square foot childcare center and a 4,269 square foot multipurpose room that will be open for rent to the community. The proposed project includes a 12,897 square foot outdoor play area for the childcare center, and related improvements including parking, landscaping.

The current request for the proposed project includes the following entitlements:

- **Site Development Review Permit** - For a 14,936 square foot building comprised of a 10,667 square foot childcare center and a 4,269 square foot multipurpose room, and associated site and landscape improvements.
- **Conditional Use Permit** – To amend the Planned Development Zoning Stage 2 Development Plan to establish development standards and hours of operation.
- **Minor Use Permit** – For a parking reduction for shared parking between the daycare facility and the community center.

On February 13, 2018, the Planning Commission held a Public Hearing to consider the proposed project. The Planning Commission raised concerns about traffic and safety, site improvements, architectural details, signage and landscaping. The Planning Commission continued the item in order for staff and the applicant to address these concerns. This staff report focuses on the modifications that have been made to the project to address these concerns. Please refer to the Planning Commission staff report dated February 13, 2018 and Planning Commission Meeting Minutes (Attachments 1 and 2) for a complete overview of the project and the concerns raised by the Planning Commission.

ANALYSIS

Traffic and Safety

The Planning Commission expressed concerns about the analysis of impacts to the roadway network resulting from this project, impacts resulting from the proposed driveway on Positano Parkway, and the 20' wide pedestrian pathway from the project entrance to Positano Parkway.

The City's Transportation and Operations Manager reviewed the operating characteristics and site plan for the proposed project as it relates to transportation and circulation. The applicant provided a written statement that describes the operation of the proposed daycare, including a summary of the student drop-off and picked up times (Attachment 3). Amador Elementary School is located to the east of the project site. Traffic on Positano Parkway increases when parents drop their children off at Amador Elementary School between the hours of 8:00 AM-8:30 AM. The Applicant's written statement indicates that the daycare will have staggered drop-off and pick-up times, and further states that no drop-offs will occur from 8:00 AM - 8:30 AM. A condition of approval has been placed on the project which requires staggered drop-offs for the daycare center and provides an enforcement mechanism should issues arise during the peak traffic times of 8:00 AM to 8:30 AM (Attachment 4, Condition #95).

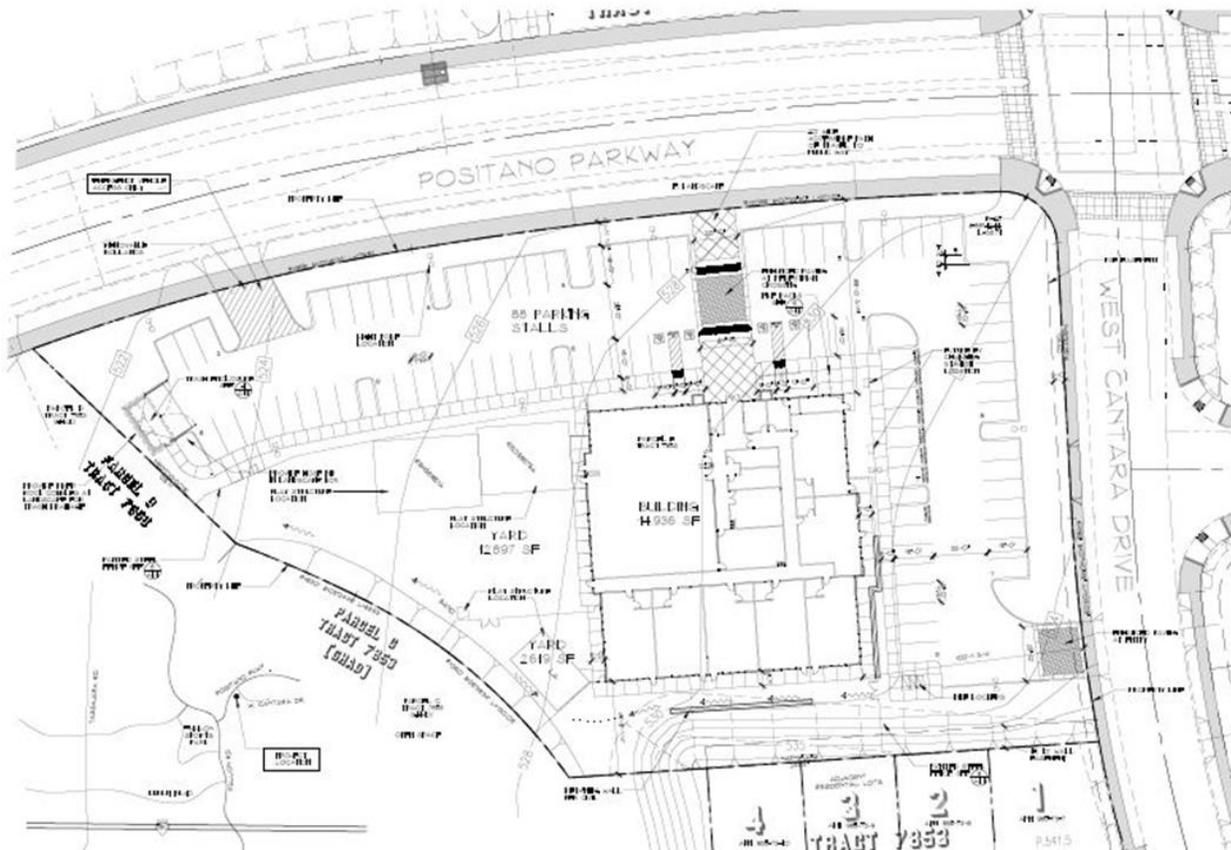
The concerns raised about the driveway on Positano Parkway included visibility, impacts to the roadway and bicycle network from vehicles entering/existing from the driveway, driveway curb cut design and the potential for illegal U-turns at the West Cantara Drive intersection. The driveway is required in order to provide emergency vehicle access. Therefore, the applicant has elected to restrict this driveway to emergency vehicle access only. The driveway will be blocked off by a series of bollards to prevent non-emergency vehicles from entering/existing onto Positano Parkway (Figure 2). This eliminates the issues related to visibility, roadway network impacts from vehicles using this driveway, and it eliminates the potential illegal U-turn at the West Cantara Drive intersection by vehicles that would have exited the site from this driveway.

The location of this emergency vehicle driveway has shifted slightly to the east in order to reorient the proposed trash enclosure and provide the trash hauler with the necessary access to the enclosure. The proposed site plan previously had 90 parking stalls, but two parking stalls were eliminated to accommodate the modified driveway and trash enclosure. As described in the staff report dated February 13, 2018 (Attachment 1), the greatest parking demand would be for the proposed community center, requiring 85 parking stalls (the community center and day care will not operate at the same time). Therefore, the proposed 88 parking stalls would still exceed the amount of parking that is required for the project.

Vehicular access to the project site will be provided by a driveway on West Cantara Drive. Driveway curb cuts will be designed to current City standards. The driveway curb cuts will have an apron and a level (2% cross-slope) sidewalk that continues the pedestrian path without a depression, so pedestrians do not have to ramp down and then back up to the sidewalk level. Additionally, the applicant has incorporated

enhanced paving at the driveways and pedestrian entries as requested by the Planning Commission.

Figure 2. Proposed Site Plan



A required 20-foot wide path of travel provides direct pedestrian access from the proposed building entry to Positano Parkway. The Planning Commission expressed concerns that parents will use this pathway as a drop-off/pick-up location on Positano Parkway, and that this pathway will encourage pedestrians to cross Positano Parkway at this location. Parents are not allowed to drop off their children on the street and are required to come inside the building and check-in/check-out their child (Attachment 3). The pedestrian pathway is located about 130 feet from the cross walk at the West Cantara Drive intersection. Additionally, there is a center median and there is no entry from Positano Parkway into the neighborhood across the street. Therefore, there is little to encourage pedestrians to jaywalk across the street.

Architecture

The Planning Commission asked the applicant to add stone to the columns on the entry facade. The applicant has added stone veneer to the columns on the north and east elevations. It was also requested that the color scheme be “modernized”. The applicant has proposed a revised color scheme to address this concern. The proposed color pallet includes light trim color and beige base building color, complementing the dark roof tile and beige/gray stone around the building as shown in Figure 3 below.

A color and material palette has been provided that illustrates the variety of colors and textures for the building. This materials board will be presented at the Planning

Commission meeting for review and consideration.

Figure 3. Perspectives



View @ North Corner



View @ West Corner

Landscape/Site Improvements

The Planning Commission expressed concern about the loss of parkway landscaping along Positano Parkway due to the proposed driveway and sight visibility. The existing landscape parkway strip fronting the project site includes street trees and low lying vegetation. Since the proposed driveway on Positano Parkway is for Emergency Vehicle Access only and the existing landscaping is low lying, no additional landscaping will be removed except that to accommodate the actual driveway. One or two trees within the landscape parkway strip and two trees located behind the sidewalk will be removed to install the emergency vehicle access driveway on the Positano Parkway frontage. One tree in the landscape parkway strip on West Cantara Drive will be removed to install that driveway.

The applicant is proposing to use sod in place of hydro seed at the playground area to address a concern by the Planning Commission.

Signage

The Planning Commission requested that the applicant utilize modest signs, including a low-profile monument sign and small wall sign. All signs will be reviewed separately through a building permit to make sure that they comply with the City's Zoning Ordinance. Staff will work with the applicant to make sure the monument and wall signs on the site are smaller than what is allowed in the Zoning Ordinance to minimize the visual impact (Attachment 4, Condition #19).

A resolution approving the Site Plan Review Permit to construct the daycare center and community center is included as Attachment 4, with the project plans attached as

Attachment 5. A conceptual rendering of the play yard is included as Attachment 6. A resolution approving the Conditional Use Permit to amend the Planned Development Zoning Stage 2 Development Plan is included as Attachment 7 with the proposed development standards included as Attachment 8. A resolution approving the Minor Use Permit is included as Attachment 9.

ENVIRONMENTAL REVIEW

The project is located within the Fallon Village project, which was the subject of the Fallon Village Project Supplemental Environmental Impact Report (EIR). The EIR supplemented the Eastern Dublin EIR which was certified by the City Council on May 10, 1993 (SCH # 91103064, Resolution No. 51-93). In 2002, a Supplemental EIR (SCH # 2001052114, Resolution No. 40-02) was completed for the Eastern Dublin Specific Plan to analyze new information and changed circumstances since the 1993 EIR. Supplemental mitigation measures were adopted.

Another Supplemental EIR (SCH # 2005062010, Resolution No. 222-05) was adopted on December 6, 2005, as part of the Fallon Village project. The project had proposed some additional residential and commercial development beyond the 2002 approvals and adjusted some of the land use designation boundaries throughout the project area. The Final Supplemental EIR was a supplement for both the 1993 and 2002 EIRs.

Pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15168(c)(2), the proposed project was examined to determine if another environmental document should be prepared. The project includes a proposal for a daycare and community center on a Semi-Public site, which has been analyzed for potential environmental factors in the previous Supplement EIR. There is no substantial evidence in the record that any new effects would occur, that any new mitigation measures would be required, or that any of the conditions triggering supplemental environmental review under CEQA Guidelines section 15162 exists.

NOTICING REQUIREMENTS/PUBLIC OUTREACH

In accordance with the City's policy, the Applicant installed a Planning Application Notice Sign along the project frontages. The sign includes details about the project and how to find out more information. The project is also included on the City's Project Development Website.

A notice of this public hearing, and the previous public hearing on February 13, 2018, was mailed to all property owners and occupants within 300-feet of the proposed project, including the Homeowner's Association. The Public Notice was also published in the *East Bay Times* and posted at several locations throughout the City. A copy of this Staff Report was provided to the Applicant. The Staff Report for this public hearing was also available on the City's website.

ATTACHMENTS:

1. Planning Commission Staff Report dated February 13, 2018 without attachments

2. Planning Commission Meeting Minutes dated February 13, 2018
3. Applicant's Written Statement
4. Resolution Approving a Site Development Review Permit for the Safari Kid Daycare and Community Center
5. Exhibit A to Attachment 4 - Project Plans
6. Exhibit B to Attachment 4 - Conceptual Renderings of Outdoor Play Structures
7. Resolution Approving a Conditional Use Permit for a Minor Amendment to the Planned Development Zoning
8. Exhibit A to Attachment 7 - Development Standards
9. Resolution Approving a Minor Use Permit for Shared Parking