

**RESOLUTION NO. 18-11**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF DUBLIN**

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**DENYING A MINOR USE PERMIT FOR SHARED PARKING BETWEEN THE 10,667  
SQUARE FOOT DAYCARE AND THE 4,269 SQUARE FOOT COMMUNITY CENTER  
(APN 985-0073-005-00)  
PLPA-2017-00050**

**WHEREAS**, the applicant, Meridian, is requesting approval to build 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 community center located at the southwest corner of Positano Parkway and West Cantara Drive in Positano; and

**WHEREAS**, the application includes a Site Development Review, Minor Use Permit for shared parking, and a Conditional Use Permit to establish development standards in the Planned Development Zoning; and

**WHEREAS**, the project site is 2.1 acres and has a General Plan and Eastern Dublin Specific Plan land designation of Semi-Public; and

**WHEREAS**, the site has Planned Development Zoning with a Stage 2 Development Plan (Ordinance No. 33-05); and

**WHEREAS**, projects that are denied are exempt from environmental review pursuant to Section 15061 (b)(4) of the California Environmental Quality Act; and

**WHEREAS**, the proposed project will include 88 parking stalls which would accommodate either a daycare or community center use independently, and the two uses will not have operational hours that overlap; and

**WHEREAS**, the Planning Commission held a public hearing on the said application on February 13, 2018, at which time the interested parties had the opportunity to be heard and at which time the Planning Commission continued the public hearing so that staff and the applicant could address concerns raised by the Planning Commission; and

**WHEREAS**, the Planning Commission held a public hearing on the said application on April 10, 2018, at which time the interested parties had the opportunity to be heard; and

**WHEREAS**, proper notice of said public hearings was given in all respects as required by law; and

**WHEREAS**, a Staff Report dated April 10, 2018, was submitted recommending that the Planning Commission approve a Minor Use Permit for the proposed project; and

**WHEREAS**, the Planning Commission did hear and use independent judgment and considered all said reports, recommendations, and testimony hereinabove set forth.

**NOW, THEREFORE, BE IT RESOLVED** that the foregoing recitals are true and correct and made a part of this resolution.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Dublin hereby makes the following findings and determinations regarding the proposed Minor Use Permit for shared parking between the Safari Kid Daycare and the Community Center building:

- A. *The proposed use and related structures are not compatible with other land uses, transportation and service facilities in the vicinity because:* the location of the project site is not well suited for this type of use because existing roadways cannot adequately serve the site.
- B. *It will adversely affect the health or safety of persons residing or working in the vicinity, and be detrimental to the public health, safety and welfare because:* the project will increase traffic in the area.
- C. *There are not adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use and related structures would not be detrimental to the public health, safety, and welfare because:* the roadway network is not adequate to serve the traffic generated by the proposed project.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Dublin does hereby deny the Minor Use Permit for shared parking between the Safari Kid Daycare and the Community Center project.

**DENIED AND ADOPTED** this 10<sup>th</sup> day of April 2018 by the following vote:

**AYES:** Bhuthimethee, Mittan, Kothari, Quereshi

**NOES:**

**ABSENT:** Wright

**ABSTAIN:**

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Planning Commission Chair

ATTEST:

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Assistant Community Development Director