

RESOLUTION NO. 18-09

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

**DENYING A 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 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, projects that are denied are exempt from environmental review pursuant to Section 15061 (b)(4) of the California Environmental Quality Act; 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 Site Development Review 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 Site Development Review for the Safari Kid Daycare and the Community Center building:

- A. *The subject site is not suitable for the type and intensity of the approved development because:* 1) Positano Parkway does not have the adequate capacity to serve the additional traffic that would be generated by the proposed project; and 2) The increased number of automobile trips from the proposed project pose safety concerns.

- B. *The site has not been adequately designed to ensure the proper circulation for bicyclist, pedestrians, and automobiles because:* the development of this project on this particular property will increase traffic and automobiles in the area which will cause additional traffic in an already congested area, increasing safety concerns for existing residents whether they are walking, bicycling or driving.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Dublin hereby denies the Site Development Review Permit for the Safari Kid Daycare and Community Center.

DENIED AND ADOPTED this 10th day of April 2018 by the following vote:

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

NOES:

ABSENT: **Wright**

ABSTAIN:

Planning Commission Chair

ATTEST:

Assistant Community Development Director