RESOLUTION NO. 2005-__08____

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT RECOMMENDING THE CITY COUNCIL DENY AN AMENDMENT TO THE CONCEPTUAL DEVELOPMENT PLAN FOR THE CHARLES ARMSTRONG SCHOOL EXPANSION PROJECT AT 1405 SOLANA DRIVE (APPL.# 2003-0099)

WHEREAS, Mary Lou Orr, project applicant, requests Conceptual Development Plan Amendment and Mitigated Negative Declaration approval to allow construction of an activity center building and an addition to the existing multipurpose building at the Charles Armstrong School at 1405 Solana Drive; and,

WHEREAS, on November 16, 2004, January 18, 2005, and February 15, 2005, the Planning Commission, following notification in the prescribed manner, conducted public hearings, at which hearings the Commission considered public testimony, staff reports, and staff memorandums for the project; and,

WHEREAS, the Planning Commission of the City of Belmont has reviewed and considered an environmental assessment for this project and recommends the City Council not certify the Mitigated Negative Declaration for the project; and,

WHEREAS, the Planning Commission did hear and use their independent judgment and considered all said reports, recommendations and testimony here in above set forth; and,

WHEREAS, the Planning Commission, after consideration of all testimony and reports thereby determines that the proposed Conceptual Development Plan Amendment for the Charles Armstrong School does not achieve the objectives of the Zoning Plan and General Plan for the City for the following reasons:

- The Commission finds that the proposed development would result in an intensification of the school use contrary to *General Plan Goal 1015.2* - *To preserve and enhance the attractive, family-oriented and tranquil quality of Belmont's residential neighborhoods.*

- The Commission finds that the proposed development includes building mass and bulk not in keeping with the surrounding neighborhood as advised in *General Plan Policy 1016.1* - *New development should be of a scale and character compatible with surrounding land uses and Belmont's small city environment.*

- The Commission finds that the project site is located on a dead-end street, accessed from an undersized collector street, and is not an acceptable location for an intensification of the existing use as stated in *General Plan Policy 1016.2* - *Intensity of use of land as measured by such factors as parcel size, population density, building coverage, extent of impervious surfaces, public service requirement parking requirements, and traffic movements should be based on the following general principles:*

  a. Intensity of land use should decrease as steepness of terrain and distance from major thoroughfares increase.

- The Commission finds that the project would result in creation of potential areas of excessive public assembly which will exacerbate traffic problems within the surrounding area, which conflicts with *General Plan Policy 1016.10 – Through traffic should be channeled onto major streets and collectors and diverted, to the extent possible, from residential neighborhoods.*

- The Commission finds that the proposed uses of the site would not include sufficient parking, which conflicts with:

  General Plan Policy 1016.11 - On-street parking should be controlled by requiring provision of off-street parking in new development, construction of additional off-street parking spaces, especially in the Central Business District and near Old County Road, preventing the conversion of space or uses to higher intensities unless adequate off-street parking is provided.

  General Plan Policy 2084.5 - In residential areas, the intensity of use shall not be increased unless adequate off-street parking is provided. Standards shall be reviewed for off-street parking in residential areas and standards established for the use of public rights-of-way for residential off-street parking.

- The Commission finds that the proposed development would result in an intensification of the school use (addition of building bulk and the expansion of programs) inconsistent with *General Plan Goal 2051.2 – To ensure that institutional uses are designed and operated in a manner that preserves and enhances the character of Belmont's residential neighborhoods.*

- The Commission finds that the project site and associated CAS expansion are located on a designated minor street and therefore not consistent with *General Plan Policy 2052.1 - All institutional uses should be served directly by major collector or arterial roads.*

- The Commission finds that the project may increase traffic and noise generation in conflict with *General Plan Policy 2052.2 - All institutional uses should be located and designed to be compatible with the residential character of the surrounding neighborhood. In particular, compatibility of uses in terms of traffic generation, parking, and noise shall be ensured prior to the establishment of any new institutional use or expansion of an existing use.*

- The Commission finds that the project does not mitigate adverse traffic effects resulting from anticipated uses of the proposed construction; Chula Vista Drive has been documented as having a traffic problem to the point where the Public Works Department has engaged the services of a traffic engineer to propose mitigation measures. It would appear that any development that could or would add traffic to Chula Vista Drive should, under this policy, be denied as per *General Plan Policy 2081.3 – When it is determined that through traffic is adversely affecting a residential area, reasonable actions should be taken to re-route the traffic or otherwise reduce the traffic or mitigate its effects.*

- The Commission finds that the proposed development insufficiently accommodates necessary parking as per *Belmont Zoning Ordinance Section 8.1.2* - *When the intensity of use of any building, structure or premises shall be increased through the addition of dwelling units, gross floor area, seating capacity or other units of measurement specified herein for required parking or loading facilities, parking and loading facilities as required herein shall be provided for such increase in intensity of use.*

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I hereby certify that the foregoing resolution was passed and adopted by the Planning Commission of the City of Belmont at a regular meeting held on March 1, 2005 by the following vote:

AYES,
COMMISSIONERS: Parsons, Dickenson, Frautschi, Horton, Long
NOES,
COMMISSIONERS: Gibson
ABSENT,
COMMISSIONERS: None
ABSTAIN,
COMMISSIONERS: None
RECUSED,
COMMISSIONERS: Wozniak

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Craig A. Ewing, AICP
Planning Commission Secretary