

**AGENDA / NOTICE
DUBLIN CITY COUNCIL**

SPECIAL MEETING

Tuesday, June 4, 2019, 6:00 p.m.
DUBLIN CIVIC CENTER, REGIONAL MEETING ROOM
100 CIVIC PLAZA, DUBLIN, CA 94568

- *Agendas and Staff Reports are posted on the City's Internet Website (www.dublin.ca.gov)*
- *Agendas may be picked up at the City Clerk's Office for no charge, or to request information on being placed on the annual subscription list, please call 833-6650.*
- *A complete packet of information containing Staff Reports and exhibits related to each item is available for public review at least 24 hours prior to a Special City Council Meeting. The packet is available in the City Clerk's Office and also at the Dublin Library.*

Notice is hereby given that a Special Meeting of the City of Dublin City Council will be held on Tuesday, June 4, 2019, at 6:00 p.m. to discuss the At Dublin Project.

1. Call to Order and Pledge of Allegiance

2. At Dublin Project Study Session (PLPA-2017-00061)

The City Council will hold a Study Session to receive a presentation by Shea Properties, in partnership with SCS Development Company, regarding the At Dublin project. No action will be taken or approvals granted for the project at this meeting. The public will be invited to comment on this item.

Staff Recommendation:

Receive a presentation from the Applicant on the proposed project and provide feedback.

3. Adjournment

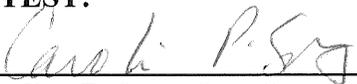
This AGENDA is posted in accordance with Government Code Section 54954.2(a)

If requested, pursuant to Government Code Section 54953.2, this agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation, please contact the City Clerk's Office (925) 833-6650 at least 72 hours in advance of the meeting.

AFFIDAVIT OF NOTICING AND POSTING:

I, Caroline Soto, City Clerk for the City of Dublin, declare that a copy of this agenda / notice was posted in the kiosk in front of the Civic Center and that the City of Dublin City Councilmembers and the Media were provided notice on Thursday, May 30, 2019.

ATTEST:



Caroline P. Soto, City Clerk/Records Manager



STAFF REPORT CITY COUNCIL

DATE: June 4, 2019

TO: Honorable Mayor and City Councilmembers

FROM: Christopher L. Foss, City Manager

SUBJECT: At Dublin Project Study Session (PLPA-2017-00061)
Prepared by: Amy Million, Principal Planner

EXECUTIVE SUMMARY:

The City Council will hold a Study Session to receive a presentation by Shea Properties, in partnership with SCS Development Company, regarding the At Dublin project. No action will be taken or approvals granted for the project at this meeting.

STAFF RECOMMENDATION:

Receive a presentation from the Applicant on the proposed project and provide feedback.

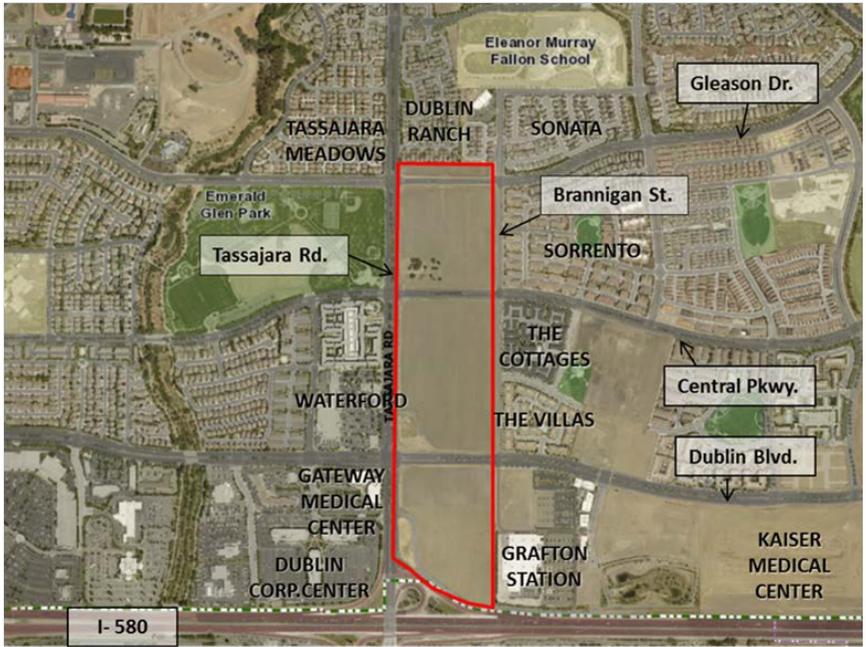
FINANCIAL IMPACT:

All costs associated with processing the applications are born by the Applicant.

PROJECT DESCRIPTION:

The At Dublin project is proposed on property owned by SCS Development Company. The 77.3 gross acre property is located north of I-580 between Tassajara Road and Brannigan Street and extends to the north of Gleason Drive as shown in Figure 1 below.

Figure 1. Vicinity Map



The property is located in the Eastern Dublin Specific Plan (EDSP) area and has Planned Development Zoning (Resolution No. 104-94) adopted with the EDSP. The site is generally surrounded by commercial uses to the southwest and southeast and residential uses to the northwest and northeast.

On October 3, 2017, the City Council initiated a General Plan Amendment and Eastern Dublin Specific Plan Amendment Study to evaluate changing the land use designations of the project site.

On October 13, 2017, the Applicant submitted the At Dublin project which included up to 665 residential units comprised of apartments, townhomes and detached small-lot single family homes, and up to 400,500 square feet of retail commercial development, a 2.23-acre public park, and related infrastructure and landscape improvements. Requested land use approvals include a General Plan Amendment and Eastern Dublin Specific Plan Amendment, Planned Development Rezone with a Stage 1 and Stage 2 Development Plan, a Site Development Review Permit, Vesting Tentative Maps, Tentative Parcel Map, street vacation, Development Agreement, and certification of an Environmental Impact Report.

On October 3 and 4, 2018, the Planning Commission held a study session to receive a presentation and provide feedback on the project. Presentations were provided by City Staff and the applicant's team.

On October 30, 2018, the Planning Commission held a public hearing and recommended that the City Council deny the At Dublin project. The Planning Commission found that the proposed project is not in the public's best interest and is inconsistent with the longstanding vision for these parcels which are for less housing and more office/commercial uses with a town center feel and walkable environment.

The proposed project was scheduled for consideration by the City Council on November 20, 2018. Subsequently, the Applicant requested that the project be taken off the City

Council's agenda and continued to a date in the future. At the May 7, 2019 City Council meeting, the City Council agreed to hold a Study Session to review the revised project as requested by the Applicant.

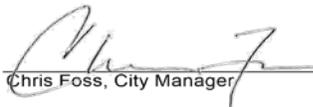
The City Council is being asked to receive a presentation from the Applicant on the revised project and provide feedback.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

Public noticing is not required when providing a project update to the City Council. Although a public notice is not required, the City mailed in excess of 2,000 notices to surrounding residents and businesses including the following neighboring communities: The Cottages, The Villas, The Courtyards, Sorrento West, Sonata, a portion of Tassajara Meadows, Grafton Station, and the Waterford residential and commercial developments. Also, as is practice, notices were sent to the list of potentially interested parties. A public notice was published in the *East Bay Times* and posted in the designated posting places. A copy of this Staff Report was provided to the applicant and was made available on the City's website.

ATTACHMENTS:

None.


Chris Foss, City Manager 5/24/2019