

COUNCILMEMBERS
Dr. Sherry Hu, Mayor
Kashef Qaadri, Vice Mayor
Jean Josey, Councilmember
Michael McCorrison, Councilmember
John Morada, Councilmember



Peter W. Snyder Council Chamber
Dublin Civic Center
100 Civic Plaza
Dublin, CA 94568
www.dublin.ca.gov

Regular Meeting of the **DUBLIN CITY COUNCIL**

Tuesday, November 4, 2025

**Location: Peter W. Snyder
Council Chamber
100 Civic Plaza
Dublin, CA 94568**

REGULAR MEETING 7:00 PM

Additional Meeting Procedures

This City Council meeting will be broadcast live on Comcast T.V. channel 28 beginning at 7:00 p.m. This meeting will also be livestreamed at www.tv30.org and on the City's website at: <https://dublin.ca.gov/ccmeetings>

For the convenience of the City and as a courtesy to the public, members of the public who wish to offer comments electronically have the option of giving public comment via Zoom, subject to the following procedures:

- Fill out an online speaker slip available at www.dublin.ca.gov. The speaker slip will be made available at 10:00 a.m. on Tuesday, October 21, 2025. Upon submission, you will receive Zoom link information from the City Clerk. Speakers slips will be accepted until the staff presentation ends, or until the public comment period on non-agenda items is closed.
- Once connected to the Zoom platform using the Zoom link information from the City Clerk, the public speaker will be added to the Zoom webinar as an attendee and muted. The speaker will be able to observe the meeting from the Zoom platform.
- When the agenda item upon which the individual would like to comment is addressed, the City Clerk will announce the speaker in the meeting when it is their time to give public comment. The speaker will then be unmuted to give public comment via Zoom.
- Technical difficulties may occur that make the option unavailable, and, in such event, the meeting will continue despite the inability to provide the option.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **PRESENTATIONS AND PROCLAMATIONS**

3.1 **Employee Introduction**

New City of Dublin staff member, Karen Lopez, Senior Human Resources Analyst, will be introduced.

STAFF RECOMMENDATION:

Welcome the new City of Dublin staff member.

[Staff Report](#)

4. **PUBLIC COMMENT**

At this time, the public is permitted to address the City Council on non-agendized items. Please step to the podium and clearly state your name for the record. COMMENTS SHOULD NOT EXCEED THREE (3) MINUTES. In accordance with State Law, no action or discussion may take place on any item not appearing on the posted agenda. The Council may respond to statements made or questions asked, or may request Staff to report back at a future meeting concerning the matter. Any member of the public may contact the City Clerk's Office related to the proper procedure to place an item on a future City Council agenda. The exceptions under which the City Council MAY discuss and/or take action on items not appearing on the agenda are contained in Government Code Section 54954.2(b)(1)(2)(3).

5. **CONSENT CALENDAR**

Consent Calendar items are typically non-controversial in nature and are considered for approval by the City Council with one single action. Members of the audience, Staff or the City Council who would like an item removed from the Consent Calendar for purposes of public input may request the Mayor to remove the item.

5.1 **Approval of October 21, 2025 Regular City Council Meeting Minutes**

The City Council will consider approving the minutes of the October 21, 2025 Regular City Council Meeting.

STAFF RECOMMENDATION:

Approve the minutes of the October 21, 2025 Regular City Council Meeting.

[Staff Report](#)

[Attachment 1 - October 21, 2025 Regular City Council Meeting Minutes](#)

5.2 **Annual Fire Inspection Compliance - SB1205 Report for Fiscal Year 2024-2025**

The City Council will receive a report outlining Alameda County Fire Department's compliance with the annual inspection requirements set forth in California Health and Safety Code Sections 13146.2 and 13146.3 for Fiscal Year 2024-25. This report serves to meet the reporting requirements set forth in Senate Bill 1205.

STAFF RECOMMENDATION:

Receive the report.

[Staff Report](#)

[Attachment 1 - SB1205 Compliance Report for Fiscal Year 2024-25](#)

5.3 Iron Horse Nature Park and Open Space Phase 1 Project, CIP No. PK0422 – Contract Change Order Authorization

The City Council will consider increasing the contract change order authority of the City Manager by \$240,000 for the Iron Horse Nature Park and Open Space Phase 1 Project, CIP No. PK0422. This will enable a change to the contract with Goodfellow Bros. California, LLC to compensate the contractor for costs due to schedule delays associated with environmental resource agency restrictions and permitting, as well as for additional work requested by the City.

STAFF RECOMMENDATION:

Adopt the **Resolution** Authorizing the City Manager to Approve Contract Change Orders with Goodfellow Bros. California, LLC for the Iron Horse Nature Park and Open Space Phase 1 Project, CIP No. PK0422.

[Staff Report](#)

[Attachment 1 - Resolution Authorizing the City Manager to Approve Contract Change Orders with Goodfellow Bros. California, LLC for the Iron Horse Nature Park and Open Space Phase 1 Project, CIP No. PK0422](#)

[Attachment 2 - CIP No. PK0422](#)

5.4 Agreement with Francisco & Associates, Inc. for Landscape and Lighting Assessment District Proposition 218 Engineering Services

The City Council will consider approving an agreement with Francisco & Associates, Inc. for Landscape and Lighting Assessment District Proposition 218 Engineering Services.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving an Agreement with Francisco & Associates, Inc. for Landscape and Lighting Assessment District Proposition 218 Engineering Services and approve the budget change.

[Staff Report](#)

[Attachment 1 - Resolution Approving an Agreement with Francisco & Associates, Inc. for Landscape and Lighting Assessment District Proposition 218 Engineering Services](#)

[Attachment 2 - Exhibit A to the Resolution - Consulting Services Agreement with Francisco & Associates, Inc. for Assessment District 218 Engineering Services](#)

[Attachment 3 - Request for Proposals - Landscape and Lighting Assessment District \(LLAD\) Proposition 218 Engineering Services](#)

[Attachment 4 - Proposal from Francisco & Associates, Inc.](#)

[Attachment 5 - Street Lighting Assessment Diagrams for 1983-1 and 1999-1 Attachment 6 - Budget Change Form](#)

5.5 Acceptance of the Department of Alcoholic Beverage Control's ABC-OTS Grant Program

The City Council will consider accepting a \$29,000 grant from the State of California Department of Alcoholic Beverage Control, through its Office of Traffic Safety Grant Program. The grant will support increased enforcement of illegal sales of alcohol to minors as well as provide education to the public and local businesses.

STAFF RECOMMENDATION:

Adopt the **Resolution** Accepting Grant Funds From the California Department of Alcoholic Beverage Control's Office of Traffic Safety (ABC-OTS) Grant Program

[Staff Report](#)

[Attachment 1 - Resolution Accepting Grant Funds From the California Department of Alcoholic Beverage Control's Office of Traffic Safety \(ABC -OTS\) Grant Program](#)

[Attachment 2 - Exhibit A to the Resolution - ABC-OTS Grant Documents](#)

6. **PUBLIC HEARING**

6.1 **Accessory Dwelling Unit Ordinance Update (PLPA-004245-2025)**

The City Council will consider City-initiated amendments to the Zoning Ordinance to implement changes in state accessory dwelling unit law. As proposed, Dublin Municipal Code Chapter 8.08 (Definitions), Chapter 8.76 (Off-Street Parking and Loading Regulations) and Chapter 8.80 (Accessory Dwelling Unit Regulations) would be updated to ensure compliance with the recent legislation. The City Council will also consider an exemption from the requirements of the California Environmental Quality Act.

STAFF RECOMMENDATION:

Conduct a public hearing, deliberate, waive the reading and introduce an **Ordinance** Approving Amendments to Dublin Municipal Code Chapter 8.08 (Definitions) and Chapter 8.76 (Off-Street Parking and Loading Regulations), and Repealing and Replacing Chapter 8.80 (Accessory Dwelling Unit Regulations).

[Staff Report](#)

[Attachment 1 - Ordinance Approving Amendments to Dublin Municipal Code Chapter 8.08 \(Definitions\) and Chapter 8.76 \(Off-Street Parking and Loading Regulations\), and Repealing and Replacing Chapter 8.80 \(Accessory Dwelling Unit Regulations\)](#)

[Attachment 2 - Redline Zoning Ordinance Amendments](#)

[Attachment 3 - Planning Commission Resolution No. 25-03 Recommending City Council Approval of Amendments to Dublin Municipal Code Chapter 8.08 and Chapter 8.76, and Repealing and Replacing Chapter 8.80](#)

[Item 6.1 PowerPoint Presentation](#)

6.2 **Updates to the City's Construction and Fire Codes in Accordance with Requirements of State Law**

The 2025 Edition of the California Building Standards Code (CBSC) was approved by the California Building Standards Commission earlier this year and will go into effect on January 1, 2026. The City must adopt an Ordinance incorporating the updated provisions to ensure accuracy and alignment with state law. On October 21, 2025, the City Council introduced an Ordinance repealing and replacing the City's construction and fire codes and set a public hearing date for November 4, 2025, to consider adopting said Ordinance and a Resolution approving findings of necessity for amendments to the CBSC. The City Council is now being requested to adopt the resolution approving the findings regarding local amendments to the codes and to waive the second reading and adopt the Ordinance repealing the 2022 codes and adopting the 2025 codes with related local amendments.

STAFF RECOMMENDATION:

Conduct the Public Hearing and 1) adopt the **Resolution** Approving Findings Regarding the Need for Local Amendments to Provisions in the California Building Standards Code as Adopted by the State of California, in the California Building Code of Regulations, Title 24, to be Adopted by Reference in the Dublin Municipal Code; and 2) Waive the second reading and adopt the **Ordinance** Repealing and Replacing Chapters 5.08 (Fire Code), 7.28 (Building Regulation Administration Code), 7.32 (Building Code), 7.34 (Residential Code), 7.36 (Electrical Code), 7.40 (Plumbing Code), 7.44 (Mechanical Code), 7.45 (Swimming Pool and Spa Code), 7.46 (Existing Building Code), 7.48 (Building Maintenance Code) and 7.94 (Green Building Code).

[Staff Report](#)

[Attachment 1 - Resolution Approving Findings Regarding the Need for Local Amendments to Provisions in the California Building Standards Code as Adopted by the State of California](#)
[Attachment 2 - Exhibit A to the Resolution - Findings for Local Amendments, as Set Forth in the 2025 California Building Standards and the International Swimming Pool and Spa Code, and the International Property Maintenance Code](#)
[Attachment 3 - Ordinance Repealing and Replacing Sections of the California Building Standards Code](#)
[Attachment 4 - Exhibit A to the Ordinance - DMC Chapter 5.08 Fire Code](#)
[Attachment 5 - Exhibit B to the Ordinance - DMC Chapter 7.28 Building Regulation Administration Code](#)
[Attachment 6 - Exhibit C to the Ordinance - DMC Chapter 7.32 Building Code](#)
[Attachment 7 - Exhibit D to the Ordinance - DMC Chapter 7.34 Residential Code](#)
[Attachment 8 - Exhibit E to the Ordinance - DMC Chapter 7.36 Electrical Code](#)
[Attachment 9 - Exhibit F to the Ordinance - DMC Chapter 7.40 Plumbing Code](#)
[Attachment 10 - Exhibit G to the Ordinance - DMC Chapter 7.44 Mechanical Code](#)
[Attachment 11 - Exhibit H to the Ordinance - DMC Chapter 7.45 Swimming Pool and Spa Code](#)
[Attachment 12 - Exhibit I to the Ordinance - DMC Chapter 7.46 Existing Building Code](#)
[Attachment 13 - Exhibit J to the Ordinance - DMC Chapter 7.48 Building Maintenance Code](#)
[Attachment 14 - Exhibit K to the Ordinance - DMC Chapter 7.94 Green Building Code](#)
[Item 6.2 PowerPoint Presentation](#)

7. UNFINISHED BUSINESS - None

8. NEW BUSINESS

8.1 Dublin Senior Center Update

The Dublin Senior Center continues to serve as a vital resource for older adults in the community by offering recreational, educational, health, and social programming. This report provides an update on current operations, participation levels, and upcoming initiatives that support the City's commitment to enhancing the quality of life for seniors.

STAFF RECOMMENDATION:

Receive the report.

[Staff Report](#)

[Item 8.1 PowerPoint Presentation](#)

8.2 Resolution Approving an Exception to the CalPERS 180-Day Waiting Period for Retired Annuitant, Gregory Shreeve, in Accordance with Government Code Sections 7522.56 and 21224

The City Council will consider adopting a resolution approving an exception to the 180-day waiting period required under Government Code Section 7522.56(f) for hiring retired annuitants. Approval of this exception will allow the City to rehire Gregory Shreeve, who is retiring from the City on November 4, 2025, on a temporary, part-time basis in the Community Development Department. Specifically, Gregory will provide specialized technical and programmatic support to facilitate knowledge transfer and ensure operational continuity within the Building Division. This exception is necessary to maintain operational continuity, preserve institutional knowledge, and ensure uninterrupted service delivery during the leadership transition within the Building Division.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving an Exception to the CalPERS 180-Day Waiting Period for Retired Annuitant, Gregory Shreeve, in Accordance With Government Code Sections 7522.56 and 21224.

[Staff Report](#)

[Attachment 1 - Resolution Approving an Exception to the CalPERS 180-Day Waiting Period for Retired Annuitant, Gregory Shreeve, in Accordance With Government Code Sections 7522.56 and 21224](#)

[Attachment 2 - Exhibit A to the Resolution - Employment Agreement Between City of Dublin and Gregory Shreeve](#)

[Item 8.2 PowerPoint Presentation](#)

8.3 Fiscal Year 2024 -25 4th Quarter Financial Review and Additional Special Designation of General Fund Reserves

The City Council will receive a financial report on the fourth quarter of Fiscal Year 2024-25 and consider amendments to the General Fund reserve designations.

STAFF RECOMMENDATION:

Adopt the **Resolution** Authorizing Additional Special Designations of General Fund Reserves for Fiscal Year 2024-25 and confirm additional General Fund reserve designations as of June 30, 2025.

[Staff Report](#)

[Attachment 1 - Resolution Authorizing a Special Designation of General Fund Reserves for Fiscal Year 2024-25](#)

[Attachment 2 - Exhibit A to Resolution - General Fund Reserves](#)

[Attachment 3 - Fiscal Year 2024-25 General Fund Summary](#)

[Item 8.3 PowerPoint Presentation](#)

9. CITY MANAGER AND CITY COUNCIL REPORTS

Brief information only reports from City Council and/or Staff, including committee reports and reports by City Council related to meetings attended at City expense (AB1234).

10. 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) (ADA), 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. Upon receiving a request, the City will swiftly resolve requests for reasonable accommodation for individuals with disabilities, consistent with the federal ADA, and resolve any doubt in favor of accessibility.

Agenda materials that become available within 72 hours in advance of the meeting, and after publishing of the agenda, will be available at Civic Center, 100 Civic Plaza, and will be posted on the City's website at www.dublin.ca.gov/ccmeetings.

Mission

The City of Dublin promotes and supports a high quality of life, ensures a safe, secure, and sustainable environment, fosters new opportunities, and champions a culture of equity, diversity, and inclusion.