

COUNCILMEMBERS
Melissa Hernandez, Mayor
Jean Josey, Vice Mayor
Shawn Kumagai, Councilmember
Dr. Sherry Hu, Councilmember
Michael McCorriston, Councilmember



City Council Chamber
Dublin Civic Center
100 Civic Plaza
Dublin, CA 94568
www.dublin.ca.gov

Regular Meeting of the **DUBLIN CITY COUNCIL**

Tuesday, December 6, 2022

**Location: City Council Chamber
100 Civic Plaza
Dublin, CA 94568**

REGULAR MEETING 7:00 PM

Pursuant to AB 361, the City is authorized to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public, without making available any physical location for the public.

Additional Meeting Procedures Available During the COVID-19 Pandemic

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>

Members of the public who wish to participate in the meeting 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, December 6, 2022. Upon submission, you will receive Zoom link information from the City Clerk. Speakers slips will be accepted until the public comment period 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.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ORAL COMMUNICATIONS

3.1 Presentation of Banners to 2022 Military Banner Program Honorees

The City Council will present the 2022 Military Banner Program honorees with their individual banners. The Military Banner Program honors active-duty military personnel and veterans that reside in Dublin, have immediate family residing in Dublin, or have had a long-term, positive impact on the Dublin community.

STAFF RECOMMENDATION:

Present individual banners to Military Banner Program honorees or sponsors.

[Staff Report](#)

[Attachment 1 - 2022 Military Banner Program Walking Tour Map](#)

3.2 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).

4. 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.

4.1 Approval of the November 15, 2022 Regular City Council Meeting Minutes

The City Council will consider approval of the minutes of the November 15, 2022 Regular City Council Meeting.

STAFF RECOMMENDATION:

Approve the minutes of the November 15, 2022 Regular City Council Meeting.

[Staff Report](#)

[Attachment 1 - November 15, 2022 Regular City Council Meeting Minutes](#)

4.2 Contract Instructor Services Agreement with Akshay Arora dba Arora Tennis and Fitness

The City Council will consider approving a Contract Instructor Services Agreement with Akshay Arora dba Arora Tennis and Fitness for recreational services (tennis instruction) for a term beginning on January 1, 2023 and ending on June 30, 2024.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving a Contract Instructor Services Agreement with Akshay Arora, DBA Arora Tennis and Fitness, for Recreation Services.

[Staff Report](#)

[Attachment 1 - Resolution Approving a Contract Instructor Services Agreement with Akshay Arora dba Arora Tennis and Fitness, for Recreation Services](#)

[Attachment 2 - Exhibit A to the Resolution - Contract Instructor Services Agreement with Akshay Arora dba Arora Tennis and Fitness for Recreation Services](#)

4.3 Adoption of a Ticket Distribution Policy

The City Council will consider adopting a policy for the City's distribution of event tickets, consistent with the Fair Political Practices Commission (FPPC) regulations governing same.

STAFF RECOMMENDATION:

Adopt the **Resolution** Adopting the Ticket Distribution Policy to Conform with Section 18944.1 of Title 2, California Code of Regulations, as Adopted by the Fair Political Practices Commission.

[Staff Report](#)

[Attachment 1 - Resolution Adopting the Ticket Distribution Policy to Conform with Section 18944.1 of Title 2, California Code of Regulations, as Adopted by the Fair Political Practices Commission](#)

[Attachment 2 - Exhibit A to the Resolution - Ticket Distribution Policy](#)

[Attachment 3 - Attachment 1 to Exhibit A - FPPC Form 802](#)

4.4 Annual Report of Developer Impact Fee Funds Deposits: Pursuant to Government Code Sections 66002, 66006, and 66008 (AB 1600)

State law requires the City to review and report on an annual basis the status of development fees collected to finance public improvements. The report covers activity which occurred in these funds during Fiscal Year 2021-22. The analysis has determined that all funds held for more than five years are necessary to complete identified projects.

STAFF RECOMMENDATION:

Accept the report and adopt the **Resolution** Making Findings Regarding Unexpended Traffic Impact Fees for Fiscal Year 2021-22; and approve the budget change.

[Staff Report](#)

[Attachment 1 - Resolution Making Findings Regarding Unexpended Traffic Impact Fees for Fiscal Year 2021-22](#)

[Attachment 2 - Annual Report of Developer Impact Fee Funds for the Year Ended June 30, 2022 Annual Report of Developer Impact Fee Funds Deposits](#)

4.5 Resolution Amending Bylaws and Rules of Procedure of the Senior Center Advisory Committee and Heritage and Cultural Arts Commission

The City Council will consider amending the Bylaws and Rules of Procedure to update language for the Senior Center Advisory Committee and Heritage and Cultural Arts Commission to address meeting frequency and other non-substantive changes.

STAFF RECOMMENDATION:

Adopt the **Resolution** Amending and Restating the Bylaws and Rules of Procedure for the Senior Center Advisory Committee and Heritage and Cultural Arts Commission.

[Staff Report](#)

[Attachment 1 - Resolution Amending and Restating the Bylaws and Rules of Procedure for the Senior Center Advisory Committee and the Heritage and Cultural Arts Commission](#)

[Attachment 2 - Exhibit A to the Resolution - Senior Center Advisory Committee](#)

[Attachment 3 - Exhibit B to the Resolution - Heritage and Cultural Arts Commission](#)

[Attachment 4 - Bylaws and Rules of Procedure \(Redline\)](#)

4.6 “Go, Park, Read!” Little Library Temporary Public Art Project – Design Selection

The City Council will consider a recommendation from the Heritage and Cultural Arts Commission for artwork to be painted on 10 little library boxes for the “Go, Park, Read!” Little Library Temporary Public Art Project.

STAFF RECOMMENDATION:

Approve the Heritage and Cultural Arts Commission’s recommendations for the “Go, Park, Read!” Little Library Temporary Public Art Design Proposals.

[Staff Report](#)

[Attachment 1 - Design Proposals From Recommended Artists](#)

[Attachment 2 - Call for Artists](#)

4.7 Second Amendment to Contractor Services Agreement with Metro Security Services

The City Council will consider a Second Amendment to the Contractor Services Agreement between the City of Dublin and Metro Security Services.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving the Second Amendment to the Contractor Services Agreement with Metro Security Services for Security Services and approve the budget change.

[Staff Report](#)

[Attachment 1 - Resolution Approving the Second Amendment to the Contractor Services Agreement with Metro Security Services for Security Services](#)

[Attachment 2 - Exhibit A to the Resolution - Second Amendment to the Contractor Services Agreement Between the City of Dublin and Metro Security Services](#)

[Attachment 3 - Contractor Services Agreement with Metro Security Services](#)

[Attachment 4 - First Amendment to the Contractor Services Agreement with Metro Security Services](#)

[Attachment 5 - Budget Change Form](#)

4.8 SCS Dublin (PLPA-2022-00005)

On November 15, 2022, the City Council held a public hearing to consider the SCS Dublin project, which includes development of up to 600 residential units and up to 265,000 square feet of retail commercial development on a 76.9-acre parcel. Requested approvals include certification of a Final Environmental Impact Report, General Plan and Eastern Dublin Specific Plan Amendments, a Planned Development Rezone with Stage 1 and Stage 2 Development Plans, and a Development Agreement. The City Council certified the Final Environmental Impact Report, approved the General Plan and Eastern Dublin Specific Plan Amendments, and introduced the Planned Development Ordinance and Development Agreement Ordinance. The City Council is now being asked to waive the second reading of Ordinances approving the Planned Development Rezone and Development Agreement for the SCS Dublin project.

STAFF RECOMMENDATION:

Waive the reading and: 1) adopt the **Ordinance** Amending the Zoning Map and Approving a Planned Development Zoning District with Stage 1 and Stage 2 Development Plans for the SCS Dublin Project; and 2) adopt the **Ordinance** Approving a Development Agreement Between the City of Dublin and SCS Development Company Related to the SCS Dublin Project.

[Staff Report](#)

[Attachment 1 - Ordinance Amending the Zoning Map and Approving Planned Development Zoning with Stage 1 and 2 Development Plans for the SCS Dublin Project](#)

[Attachment 2 - Ordinance Approving Development Agreement Between the City of Dublin and SCS Development Company Related to the SCS Dublin Project](#)

[Attachment 3 - Exhibit A to the Ordinance - Development Agreement](#)

[Attachment 4 - City Council November 15, 2022 Staff Report without Attachments](#)

4.9 Planned Development Zoning Amendment for Dublin Transit Center Sites D-2 and E-2 and Hacienda Crossings Shopping Center (PLPA-2022-00036)

On November 15, 2022, the City Council approved the 2023-2031 Housing Element and adopted related amendments to the General Plan, Eastern Dublin Specific Plan, and Downtown Dublin Specific Plan. The City Council also waived the first reading and introduced companion Ordinances approving the Planned Development Zoning for Sites D-2 and E-2 at the Dublin Transit Center and Hacienda Crossings shopping center. The City Council is now being asked to waive the second reading and adopt the Ordinances.

STAFF RECOMMENDATION:

Waive the reading and adopt the **Ordinance** Approving Amendments to the Planned Development Zoning Stage 1 Development Plan and Approving a Stage 2 Development Plan for Sites D- 2 and E-2 of the Dublin Transit Center; and waive the reading and adopt the **Ordinance** Approving Amendments to the Planned Development Zoning Stage 1 Development Plan and Approving a Stage 2 Development Plan for the Hacienda Crossings Shopping Center.

[Staff Report](#)

[Attachment 1 - Ordinance Approving Amendments to the Planned Development Zoning Stage 1 Development Plan and Approving a Stage 2 Development Plan for Sites D-2 and E-2 of the Dublin Transit Center](#)

[Attachment 2 - Ordinance Approving Amendments to the Planned Development Zoning Stage 1 Development Plan and Approving a Stage 2 Development Plan for the Hacienda Crossings Shopping Center](#)

[Attachment 3 - City Council Staff Report, dated November 15, 2022 \(without Attachments\)](#)

4.10 Agreement with Workforce Integrity and Training Solutions for Community Workforce Agreement Administration and Implementation Services

The City Council will consider approving an agreement with Workforce Integrity and Training Solutions, LLC for Community Workforce Agreement administration and implementation on-call services.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving an Agreement for On-Call Community Workforce Agreement Administration and Implementation Services with Workforce Integrity and Training Solutions, LLC.

[Staff Report](#)

[Attachment 1 - Resolution Approving an Agreement for On-call Community Workforce Agreement Administration and Implementation Services with Workforce Integrity and Training Solutions, LLC](#)

[Attachment 2 - Exhibit A to the Resolution - Consulting Services Agreements with Workforce Integrity and Training Solutions \(WITS\) for Community Workforce Agreement Administration and Implementation Services](#)

[Attachment 3 - Requests for Qualifications for Community Workforce Agreement Administrator/Coordinator Services](#)

[Attachment 4 - Statement of Qualification for Community Workforce Agreement Administrator/Coordinator Services](#)

4.11 Fiscal Year 2022-23 1st Quarter Financial Review

The City Council will receive a financial report through the first quarter of Fiscal Year 2022-23 and consider amendments via a budget change.

STAFF RECOMMENDATION:

Receive the report and approve the budget change.

[Staff Report](#)

[Attachment 1 - General Fund Summary Q1 FY 2022-23](#)

[Attachment 2 - General Fund Reserves Summary Q1 FY 2022-23](#)

[Attachment 3 - Budget Change Q1 FY 2022-23](#)

4.12 Authorizing Remote Meetings of City Council and City Commissions Due to Increase in COVID-19 Cases

From March 2020 through September 2021, the City conducted meetings of its legislative bodies remotely pursuant to various executive orders that suspended certain Brown Act provisions. In October 2021, the City returned to in-person meetings and the Brown Act was amended to allow for teleconferencing during a state of emergency. Under the new law, AB 361, the City can continue to conduct virtual meetings where the Governor has proclaimed a State of Emergency, or state or local health officials have imposed or recommended social distancing, if the City Council makes certain required findings. From January 11 – February 10, 2022, and since May 3, 2022, the City Council has operated under a resolution pursuant to AB 361 authorizing teleconferenced meetings for at least 30 days. The City Council will consider adopting a resolution that would allow for virtual attendance for the next 30 days.

STAFF RECOMMENDATION:

Adopt the **Resolution** Finding That There is a Proclaimed State of Emergency; Finding That Meeting in Person Would Present Imminent Risks to the Health or Safety of Attendees as a Result of the State of Emergency; and Authorizing Remote Teleconferenced Meetings of the Legislative Bodies of the City of Dublin Pursuant to AB 361.

[Staff Report](#)

[Attachment 1 - Resolution Finding That There is a Proclaimed State of Emergency; Finding That Meeting in Person Would Present Imminent Risks to the Health or Safety of Attendees as a Result of the State of Emergency; and Authorizing Remote Teleconferenced Meetings of the Legislative Bodies of the City of Dublin Pursuant to AB 361](#)

5. WRITTEN COMMUNICATION – None.

6. PUBLIC HEARING – None.

7. UNFINISHED BUSINESS – None.

8. NEW BUSINESS

8.1 Approval of Conceptual Plan for Jordan Ranch Neighborhood Square

The City Council will consider approval of the conceptual plan for Jordan Ranch Neighborhood Square.

STAFF RECOMMENDATION:

Receive the presentation and approve the Jordan Ranch Neighborhood Square conceptual plan - "The Forest" (CIP No. PK0322).

[Staff Report](#)

[Attachment 1 - CIP No. PK0322](#)

[Attachment 2 - Final Survey Results](#)
[Attachment 3 - Park Concept Plan "The Forest"](#)

9. OTHER BUSINESS

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), 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.

Mission

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