

COUNCILMEMBERS
Dr. Sherry Hu, Mayor
Kashef Qadri, Vice Mayor
Jean Josey, Councilmember
Michael McCorriston, Councilmember
John Morada, Councilmember



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

Regular Meeting of the **DUBLIN CITY COUNCIL**

Tuesday, March 18, 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, March 18, 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 Pet Care for All Day Proclamation

The City Council will present a proclamation for Pet Care for All Day.

STAFF RECOMMENDATION:

Present the proclamation.

[Staff Report](#)

[Attachment 1 - Pet Care for All Day Proclamation](#)

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 March 4, 2025 Regular City Council Meeting Minutes

The City Council will consider approval of the minutes of the March 4, 2025 Regular City Council Meeting.

STAFF RECOMMENDATION:

Approve the minutes of the March 4, 2025 Regular City Council Meeting.

[Staff Report](#)

[Attachment 1 - March 4, 2025 Regular City Council Meeting Minutes](#)

5.2 Summary Vacation of an Emergency Vehicle Access Easement Located at 4321 Toyota Drive

The City Council will consider approving a summary vacation of an Emergency Vehicle Access Easement (EVAE) located at 4321 Toyota Drive. This existing EVAE conflicts with constructed improvements for the site and will be replaced with a new EVAE that aligns with the current parking lot.

STAFF RECOMMENDATION:

Adopt the **Resolution** Summarily Vacating an Emergency Vehicle Access Easement Located at 4321 Toyota Drive (Streets and Highways Code Chapter 4).

[Staff Report](#)

[Attachment 1 - Resolution Summarily Vacating an Emergency Vehicle Access Easement Located at 4321 Toyota Drive \(Streets and Highways Code Chapter 4\)](#)
[Attachment 2 - Exhibit A to the Resolution - Legal Description](#)

5.3 Approving an Agreement with Origin Bay LLC, Koja Kitchen for Concession Services at The Wave

The City Council will consider an agreement with Origin Bay LLC, Koja Kitchen, for concession services at The Wave for the 2025 and 2026 waterpark seasons.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving an Agreement with Origin Bay LLC, Koja Kitchen for Concession Operation Services.

[Staff Report](#)

[Attachment 1 - Resolution Approving an Agreement with Origin Bay LLC, Koja Kitchen for Concession Operation Services](#)

[Attachment 2 - Exhibit A to the Resolution - Contractor Services Agreement Between the City of Dublin and Koja Kitchen](#)

[Attachment 3 - Request for Proposals - The Wave Waterpark Concession Operations Services](#)

[Attachment 4 - Concession Proposals](#)

5.4 Annual Progress Report on the Status of the General Plan and Housing Element for Calendar Year 2024

State planning law (Government Code Section 65400) requires local jurisdictions to provide an Annual Progress Report (APR) on implementation of the General Plan Housing Element as well as General Plan activities each year to the Governor's Office of Land Use and Climate Innovation (LCI) and the California Department of Housing and Community Development (HCD). This Staff Report, including Attachment 1 (Housing Element APR Tables), serves as the City of Dublin's APR for calendar year 2024.

STAFF RECOMMENDATION:

Receive the Annual Progress Report and direct Staff to forward it to the Governor's Office of Land Use and Climate Innovation, and the California Department of Housing and Community Development.

[Staff Report](#)

[Attachment 1 - Housing Element Annual Progress Report Tables](#)

5.5 Payment Issuance Report and Electronic Funds Transfers

The City Council will receive a listing of payments issued from February 1, 2025 – February 28, 2025, totaling \$8,363,313.23.

STAFF RECOMMENDATION:

Receive the report.

[Staff Report](#)

[Attachment 1 - Payment Issuance Report for February 2025](#)

5.6 Tract 8645 Francis Ranch – Final Map Notice and Agreement for Long Term Encroachment for Landscape Features

The City Council will receive a notification of the City Engineer's pending approval of the Final Map for Tract 8645, Francis Ranch. The City Council will consider approving the

Agreement for Long-Term Encroachment for Landscape Features for Tract 8645, Francis Ranch.

STAFF RECOMMENDATION:

Receive the notification and adopt the **Resolution** Approving the Agreement for Long Term Encroachment for Landscape Features with Tract 8645, Francis Ranch.

[Staff Report](#)

[Attachment 1 - Resolution Approving the Agreement for Long Term Encroachment for Landscape Features with Tract 8645, Francis Ranch](#)

[Attachment 2 - Exhibit A to the Resolution - Agreement for Long Term Encroachment for Landscape Features with Tract 8645, Francis Ranch](#)

[Attachment 3 - Tract 8645 Final Map](#)

6. PUBLIC HEARING – None.

7. UNFINISHED BUSINESS – None.

8. NEW BUSINESS

8.1 Study Session - Sunflower Hill at Grace Pointe Project

The City Council will hold a Study Session on the Sunflower Hill at Grace Pointe project. The proposed project would be developed through a partnership between Sunflower Hill and Satellite Affordable Housing Associates (SAHA). The project consists of the construction of a three-story multi-family apartment building with approximately 60 affordable homes for people with intellectual and developmental disabilities (I/DD) and their households. The development includes two community rooms, a makerspace, a fitness room, and a central courtyard with amenities. On March 6, 2025, Sunflower Hill submitted a preliminary application pursuant to Senate Bill (SB) 35, as a housing project eligible for streamlined approval. As part of this application, Sunflower Hill is seeking the opportunity to share their initial design with the City Council. No action will be taken at this study session.

STAFF RECOMMENDATION:

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

[Staff Report](#)

[Attachment 1 - Letter from Sunflower Hill dated March 10, 2025](#)

[Attachment 2 - Preliminary Project Plans](#)

8.2 City Council Personal Devices, Personal Accounts, and Messages Policy

The City Council will consider approving the City Council Personal Devices, Personal Accounts, and Messages Policy. This was requested under agenda item 9 on November 19, 2024.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving the City Council Personal Devices, Personal Accounts, and Message Policy.

[Staff Report](#)

[Attachment 1 - Resolution Approving the City Council Personal Devices, Personal Accounts, and Message Policy](#)

[Attachment 2 - Exhibit A to the Resolution - Personal Devices, Personal Accounts, and Messages Policy](#)

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.