

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



Peter W. Snyder Council Chamber  
Dublin Civic Center  
100 Civic Plaza  
Dublin, CA 94568  
[www.dublin.ca.gov](http://www.dublin.ca.gov)

## Regular Meeting of the DUBLIN CITY COUNCIL

**Tuesday, July 15, 2025**

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

**CLOSED SESSION 6:00 PM**  
**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](http://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](http://www.dublin.ca.gov). The speaker slip will be made available at 10:00 a.m. on Tuesday, July 15, 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.

## CLOSED SESSION

### I. Public Employee Performance Evaluation

Title: City Manager

## REGULAR MEETING

### 1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

### 2. REPORT ON CLOSED SESSION

### 3. PRESENTATIONS AND PROCLAMATIONS

#### 3.1 Recognition of the Dublin Rotary for their Donation to the City of Dublin for Planting Trees

The City Council will recognize the Dublin Rotary for their recent donation of \$2,000. The donation will be used to plant trees in the City of Dublin.

##### **STAFF RECOMMENDATION:**

Formally accept the donation and present a Certificate of Recognition to the donor.

[Staff Report](#)

[Attachment 1 - Certificate of Recognition to Dublin Rotary](#)

#### 3.2 Employee Introductions

New City of Dublin staff members, Natalie Guerrero, Office Assistant II with Dublin Police Services, and Brittany Miranda, Office Assistant II with Community Development, will be introduced.

##### **STAFF RECOMMENDATION:**

Welcome the new City of Dublin staff members.

[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 June 17, 2025 Regular City Council Meeting Minutes

The City Council will consider approving the minutes of the June 17, 2025 Regular City Council Meeting.

**STAFF RECOMMENDATION:**

Approve the minutes of the June 17, 2025 Regular City Council Meeting.

[Staff Report](#)

[Attachment 1 -June 17, 2025 Regular City Council Meeting Minutes](#)

### 5.2 Second Reading of an Ordinance Amending Chapter 4.04 (Business Registration) of the Dublin Municipal Code

The City Council will consider adopting an Ordinance amending Dublin Municipal Code Chapter 4.04, which governs the City's business registration program. These updates are intended to improve clarity, enhance operational efficiency, and support a better customer experience for businesses. The City Council waived the first reading and introduced the Ordinance on June 17, 2025, and is now being asked to waive the second reading and adopt the Ordinance.

**STAFF RECOMMENDATION:**

Waive the second reading and adopt the **Ordinance** Amending Section 4.04 of the Dublin Municipal Code, Related to Business Registration.

[Staff Report](#)

[Attachment 1 - Ordinance Amending Section 4.04 of the Dublin Municipal Code, Related to Business Registration](#)

[Attachment 2 - Exhibit A to the Ordinance - Amendments to Section 4.04 of the Dublin Municipal Code, Related to Business Registration](#)

### 5.3 Legislation/Housing Element Implementation – Zoning Ordinance Amendments (PLPA-004154-2025)

On June 17, 2025, the City Council considered City-initiated amendments to the Zoning Ordinance to implement recent changes in state law and certain programs of the General Plan Housing Element. Amendments are proposed to Dublin Municipal Code Chapter 8.08 (Definitions), Chapter 8.12 (Zoning Districts and Permitted Uses of Land), Chapter 8.36 (Development Regulations), Chapter 8.38 (Reasonable Accommodations for Persons with Disabilities), Chapter 8.64 (Home Occupations Regulations), Chapter 8.68 (Inclusionary Zoning Regulations), Chapter 8.76 (Off-Street Parking and Loading Regulations), Chapter 8.81 (SB 9 Unit Developments), Chapter 8.104 (Site Development Review), Chapter 8.116 (Zoning Clearance) and Chapter 8.132 (Notice and Hearings). In addition, the proposed amendments include a new chapter, Chapter 8.49 (Low-Barrier Navigation Centers). On June 17, 2025, the City Council waived the first reading and introduced the Ordinance amending the Zoning Ordinance. The City Council is now requested to waive the second reading and adopt the proposed Ordinance.

**STAFF RECOMMENDATION:**

Waive the second reading and adopt the **Ordinance** Approving Amendments to Dublin Municipal Code Chapter 8.08 (Definitions), Chapter 8.12 (Zoning Districts and Permitted Uses of Land), Chapter 8.36 (Development Regulations), Chapter 8.38 (Reasonable Accommodations for Persons with Disabilities), Chapter 8.64 (Home Occupations Regulations), Chapter 8.68 (Inclusionary Zoning Regulations), Chapter 8.76 (Off-Street Parking and Loading Regulations), Chapter 8.81 (SB 9 Unit Developments), Chapter 8.104 (Site Development Review), Chapter 8.116 (Zoning Clearance) and Chapter 8.132 (Notice and Hearings), and the Addition of Chapter 8.49 (Low-Barrier Navigation Centers).

[Staff Report](#)

[Attachment 1 - Ordinance Approving Amendments to Dublin Municipal Code](#)

[Attachment 2 - City Council Staff Report dated June 17, 2025 \(without attachments\)](#)

**5.4 Citywide Trash Capture Devices, CIP No. ST0121 – Approval of Plans and Specifications and Award of Contract to American Enviro Services, Inc.**

The City Council will consider approving the plans and specifications and awarding a construction contract to American Enviro Services, Inc. for the Citywide Trash Capture Devices Project, CIP No. ST0121. The project will install new and replace existing small trash capture devices in 86 storm drain inlets throughout the City.

**STAFF RECOMMENDATION:**

Adopt the **Resolution** Approving the Plans and Specifications and Awarding a Contract to American Enviro Services, Inc. for the Citywide Trash Capture Devices Project, CIP No. ST0121.

[Staff Report](#)

[Attachment 1 - Resolution Approving the Plans and Specifications and Awarding a Contract to American Enviro Services, Inc. for the Citywide Trash Capture Devices Project, CIP No. ST0121](#)

[Attachment 2 - Exhibit A to Resolution - Agreement with American Enviro Services, Inc. for the Citywide Trash Capture Devices Project, CIP No. ST0121](#)

[Attachment 3 - Exhibit B to Resolution - Citywide Trash Capture Devices Project Plans and Specifications](#)

[Attachment 4 - Bid Results](#)

[Attachment 5 - CIP No. ST0121](#)

**5.5 Citywide Bicycle and Pedestrian Improvements – Regional Street Crossing Project, CIP No. ST0517, and Downtown Dublin – Village Parkway Conduit Project, CIP No. PA0123 – Approval of Plans and Specifications and Award of Contract to Golden Bay Construction, Inc.**

The City Council will consider approving the plans and specifications and awarding a construction contract to Golden Bay Construction Inc. for work that combines portions of the Citywide Bicycle and Pedestrian Improvements Project (CIP No. ST0517) and the Downtown Dublin Project (CIP No. PA0123). The contract provides for the installation of a new crosswalk with Rectangular Rapid Flashing Beacons, curb ramps, bulb outs, drainage improvements, and streetlight improvements on Regional Street, between Dublin Boulevard and Amador Valley Boulevard. The contract will also install a conduit on the northside of the intersection of Dublin Boulevard and Village Parkway for future electrical service for public art in the Village Parkway District of Downtown Dublin.

**STAFF RECOMMENDATION:**

Adopt the **Resolution** Approving the Plans and Specifications and Awarding a Contract to Golden Bay Construction, Inc. for the Citywide Bicycle and Pedestrian Improvements – Regional Street Crossing Project, CIP No. ST0517, and the Downtown Dublin – Village Parkway Conduit Project, CIP No. PA0123.

[Staff Report](#)

[Attachment 1 - Resolution Approving the Plans and Specifications and Awarding a Contract to Golden Bay Construction, Inc.](#)

[Attachment 2 - Exhibit A to the Resolution - Agreement with Golden Bay Construction, Inc. for CIP No. ST0517 and CIP No. PA0123](#)

[Attachment 3 - Exhibit B to the Resolution - Regional Street Crossing and Village Parkway Conduit Project Plans and Specifications](#)

[Attachment 4 - Bid Results](#)  
[Attachment 5 - CIP No. ST0517](#)  
[Attachment 6 - CIP No. PA0123](#)

**5.6 Amendment to the Letter of Agreement with the Dublin San Ramon Services District for Continued Administration of the Sewer Capacity Assistance Program**

The City Council will consider approving an amendment to the Letter of Agreement with the Dublin San Ramon Services District for the continued administration of the Sewer Capacity Assistance Program. The amendment consolidates previous agreements and incorporates updated program terms and a 10-year extension of the program through June 30, 2035.

**STAFF RECOMMENDATION:**

Adopt the **Resolution** Approving the Amended Letter of Agreement with Dublin San Ramon Services District for the Continued Administration of the Sewer Capacity Assistance Program.

[Staff Report](#)

[Attachment 1 - Resolution Approving the Amended Letter of Agreement with Dublin San Ramon Services District for the Continued Administration of the Sewer Capacity Assistance Program](#)

[Attachment 2 - Exhibit A to the Resolution - Amended Letter of Agreement for the Administration of Unused City of Dublin Wastewater Capacity](#)

**5.7 Annual Street Resurfacing - 2024 Overlay Project, CIP No. ST0117 and Persimmon Drive Pedestrian Path Rehabilitation Project, PK0123 – Acceptance of Work**

The City Council will consider accepting the Annual Street Resurfacing - 2024 Overlay Project and the Persimmon Drive Pedestrian Path Rehabilitation Project. The projects, which used the same contractor, removed and replaced existing concrete curb ramps, resurfaced a segment of Dublin Boulevard and John Monego Court, and rehabilitated the existing Persimmon Drive pedestrian path.

**STAFF RECOMMENDATION:**

Adopt the **Resolution** Accepting the Annual Street Resurfacing - 2024 Overlay Project, CIP No. ST0117 and the Persimmon Drive Pedestrian Path Rehabilitation Project, CIP No. PK0123.

[Staff Report](#)

[Attachment 1 - Resolution Accepting the Annual Street Resurfacing - 2024 Overlay Project, CIP No. ST0117 and the Persimmon Drive Pedestrian Path Rehabilitation Project, CIP No. PK0123](#)

[Attachment 2 - CIP No. ST0117](#)

[Attachment 3 - CIP No. PK0123](#)

**5.8 Commercial Façade Improvement Grant Program Agreement for Vets for Pets Inc**

The City Council will consider approving a Commercial Façade Improvement Grant Program Agreement for Vets for Pets Inc, a new veterinary hospital located at 7667 Amador Valley Boulevard. This grant of \$70,000 will be allocated for exterior improvements, including new horizontal siding, metal awnings at both entrances, updated paint for the siding and parapet, window upgrades, an entry door compliant with the Americans with Disabilities Act (ADA), refreshed landscaping with gravel, and new signs.

**STAFF RECOMMENDATION:**

Adopt the **Resolution** Approving a Commercial Façade Improvement Grant Program Agreement Between the City of Dublin and Vets for Pets Inc.

[Staff Report](#)

[Attachment 1 - Resolution Approving a Commercial Façade Improvement Grant Program Agreement Between the City of Dublin and Vets for Pets Inc](#)

[Attachment 2 - Exhibit A to the Resolution - Commercial Façade Improvement Grant Program Agreement Between the City of Dublin and Vets for Pets Inc](#)

#### **5.9 Small Business Assistance Grant Program Agreements for The Sand Trapp and AVA Jiu Jitsu**

The City Council will consider approving two separate Small Business Assistance Grant Program Agreements for The Sand Trapp and AVA Jiu Jitsu. The Sand Trapp, an indoor golf facility located at 7802 Dublin Boulevard, is requesting \$28,000 for improvements related to the Americans with Disabilities Act (ADA) including an accessible restroom and exterior ramp. AVA Jiu Jitsu, a new martial arts studio at 7236 San Ramon Road, is requesting \$23,930 for ADA upgrades, sewer connection fees, and design-related costs. The Program supports business openings and the activation of long-vacant spaces through reimbursement-based grants.

##### **STAFF RECOMMENDATION:**

Adopt the **Resolution** Approving a Small Business Assistance Grant Program Agreement Between the City of Dublin and The Sand Trapp, and a Small Business Assistance Grant Program Agreement Between the City of Dublin and AVA Jiu Jitsu.

##### **Staff Report**

[Attachment 1 - Resolution Approving a Small Business Assistance Program Agreement Between the City of Dublin and The Sand Trapp, and a Small Business Assistance Program Agreement Between the City of Dublin and AVA Jiu Jitsu](#)

[Attachment 2 - Exhibit A to the Resolution - Small Business Assistance Grant Program Agreement Between the City of Dublin and The Sand Trapp](#)

[Attachment 3 - Exhibit B to the Resolution - Small Business Assistance Grant Program Agreement Between the City of Dublin and AVA Jiu Jitsu](#)

#### **5.10 Mayor's Appointment to Heritage and Cultural Arts Commission and Senior Center Advisory Committee Unscheduled Vacancies**

The City Council will consider the Mayor's appointments to fill an unscheduled vacancy on the Heritage and Cultural Arts Commission and an unscheduled vacancy on the Senior Center Advisory Committee.

##### **STAFF RECOMMENDATION:**

Confirm the Mayor's appointment of Jackson Berg to the Heritage and Cultural Arts Commission unscheduled vacancy for the remainder of a term ending December 2028 and Michael Goldstein to the Senior Center Advisory Committee unscheduled vacancy for the remainder of a term ending December 2026.

##### **Staff Report**

[Attachment 1 - Heritage and Cultural Arts Commission Applications](#)

[Attachment 2 - Senior Center Advisory Committee Applications](#)

#### **5.11 Payment Issuance Report and Electronic Funds Transfer**

The City Council will receive a listing of payments issued from June 1, 2025 – June 30, 2025, totaling \$8,726,432.28.

##### **STAFF RECOMMENDATION:**

Receive the report.

##### **Staff Report**

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



## **5.12 Appointments to the City Council 2025 Ad-Hoc Audit Review Committee**

The City's independent auditor, Badawi and Associates, has commenced the field work necessary to complete the Annual Comprehensive Financial Report for year ending June 30, 2025. The City Council will consider the establishment of an Ad-Hoc Committee consisting of two members of the City Council who will review the audit process and final report with the auditors.

### **STAFF RECOMMENDATION:**

Confirm the Mayor's recommendation, which includes her own appointment along with Councilmember Morada, to the 2025 Ad-Hoc Audit Review Committee.

[Staff Report](#)

## **6. PUBLIC HEARING**

### **6.1 Assembly Bill 562 (2013) Final Outcome Report on Economic Development Subsidy Provided to Regency Village at Dublin, LLC (Regency Centers)**

The City Council will hold a required public hearing to receive comments on the conclusion and final reporting period of the economic development business incentive, Sewer Capacity Assistance Program, with Regency Village at Dublin, LLC (Regency Centers).

### **STAFF RECOMMENDATION:**

Conduct the public hearing, deliberate, and accept the report.

[Staff Report](#)

[Attachment 1 - 2025 Report on Economic Development Subsidy Provided to Regency Village at Dublin, LLC \(Regency Centers\)](#)

## **7. UNFINISHED BUSINESS – None.**

## **8. NEW BUSINESS – None.**

## **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](http://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.*