



Council Chamber
100 Civic Center Plaza
Dublin, CA 94568

Regular Meeting of the **DUBLIN PLANNING COMMISSION**

Tuesday, December 13, 2022

**Location: City Council Chamber
Civic Center
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

Regular Planning Commission Meetings will be livestreamed on the City's website beginning at 7:00 p.m. at www.dublin.ca.gov/planningmeetings.

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. The speaker slip will be made available at <https://dublin.ca.gov/83/Planning-Commission> 10:00 a.m. on the morning of the meeting. Upon submission, you will receive Zoom link information. Speaker slips will be accepted until the staff presentation on an agenda item ends, or until the public comment period on non-agenda items is closed.
- Once connected to the Zoom platform, 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 speaker will be announced in the meeting when it is their time to give public comment. The speaker will then be unmuted to give public comment via Zoom.
- Members of the public who do not have internet access may make arrangements in advance to address the Planning Commission by telephone. Please call (925) 833-6610 before 5:00 p.m. on the day of the meeting to make such arrangements.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ORAL COMMUNICATIONS**

3.1 Public Comment

At this time, the public is permitted to address the Planning Commission 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 Planning Commission 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 Planning Division related to the proper procedure to place an item on a future Planning Commission agenda. The exceptions under which the Planning Commission 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 Planning Commission with one single action. Members of the audience, Staff or the Planning Commission who would like an item removed from the Consent Calendar for purposes of public input may request the Chair to remove the item.

4.1 Approval of the November 8, 2022 Planning Commission Meeting Minutes

Draft Minutes of the November 8, 2022 Planning Commission Meeting.

STAFF RECOMMENDATION:

Approve the Minutes of the November 8, 2022 Planning Commission Meeting.

[Staff Report](#)

[Attachment 1 - Draft Minutes of the November 8, 2022 Planning Commission Meeting](#)

5. WRITTEN COMMUNICATION

6. PUBLIC HEARING

6.1 H Mart Site Development Review Permit (PLPA-2022-00033)

The Planning Commission will consider a Site Development Review Permit for exterior improvements to the vacant retail building at 7884 Dublin Boulevard and vacant warehouse building at 6600 Golden Gate Drive within the Dublin Retail Center. The Applicant, H Mart, will operate a grocery store within the existing retail building. The proposed Site Development Review Permit would allow construction of an 8,552 square foot addition to the retail building for a food hall and a 3,187 square foot outdoor seating area with play area, façade modifications to the retail building, repaint the warehouse building with updated colors, a new trash enclosure, minor parking lot modifications,

and related site improvements. The Planning Commission will also consider a categorical exemption from the requirements of the California Environmental Quality Act (CEQA).

STAFF RECOMMENDATION:

Disclose ex- parte contacts, conduct a public hearing, deliberate and adopt the **Resolution** approving a Site Development Review Permit for H Mart.

[Staff Report](#)

[Attachment 1 - Planning Commission Resolution Approving a Site Development Review Permit for H Mart Grocery Store](#)

[Attachment 2 - Exhibit A to Attachment 1 H Mart Site Development Review Permit Project Plans](#)

[Attachment 3 - Kittelson & Associates H Mart Local Transportation Study](#)

7. UNFINISHED BUSINESS

8. NEW BUSINESS

9. OTHER BUSINESS

Brief information only reports from Planning Commission and/or Staff, including committee reports and reports by Planning Commission 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.