



**DUBLIN**  
CALIFORNIA

# **SCS Dublin**

Community Meeting  
September 14 & 15, 2022

# Meeting Agenda

Wednesday September 14	Thursday September 15	
7:00 – 7:05	6:00 – 6:05	Arrival and Introductions
7:05 - 7:10	6:05 - 6:10	Overview of the City's Development Application Review Process
7:10 – 7:25	6:10 – 6:25	Project Overview
7:25	6:25	Questions & Answers
By 8:00	By 7:00	Thank you and Good Evening

# Development Review Process

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- SCS Development Company (Applicant)
- Application Submittal / Review
  - General Plan / Eastern Dublin Specific Plan Amendment
  - Planned Development Rezone
  - Development Agreement
- Application is ultimately acted on by the City Council (Planning Commission recommendation)





# Project Location

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# Background

- SCS Community Outreach - 2021
- Preferred Plan – February 15, 2022
  - Integrate Paseo and Town Square
  - Improve Visibility and Access to the Paseo
  - Diversify Housing Types
  - Dedicated Affordable Housing Site
  - Pedestrian Focused Entertainment



## Slide 5

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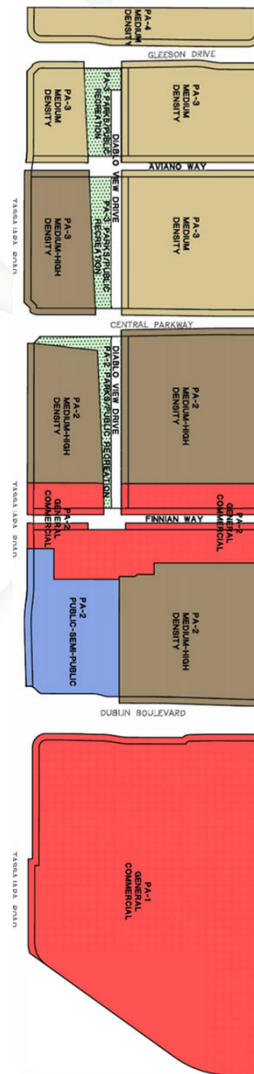
**AM1**

Amy Million, 9/7/2021



# Proposed Project

Preferred  
Plan



Proposed  
Project



# Proposed Project



## PA – 3 and 4

- 150 Single Family
- 70 Townhomes
- Grand Paseo

## PA – 2

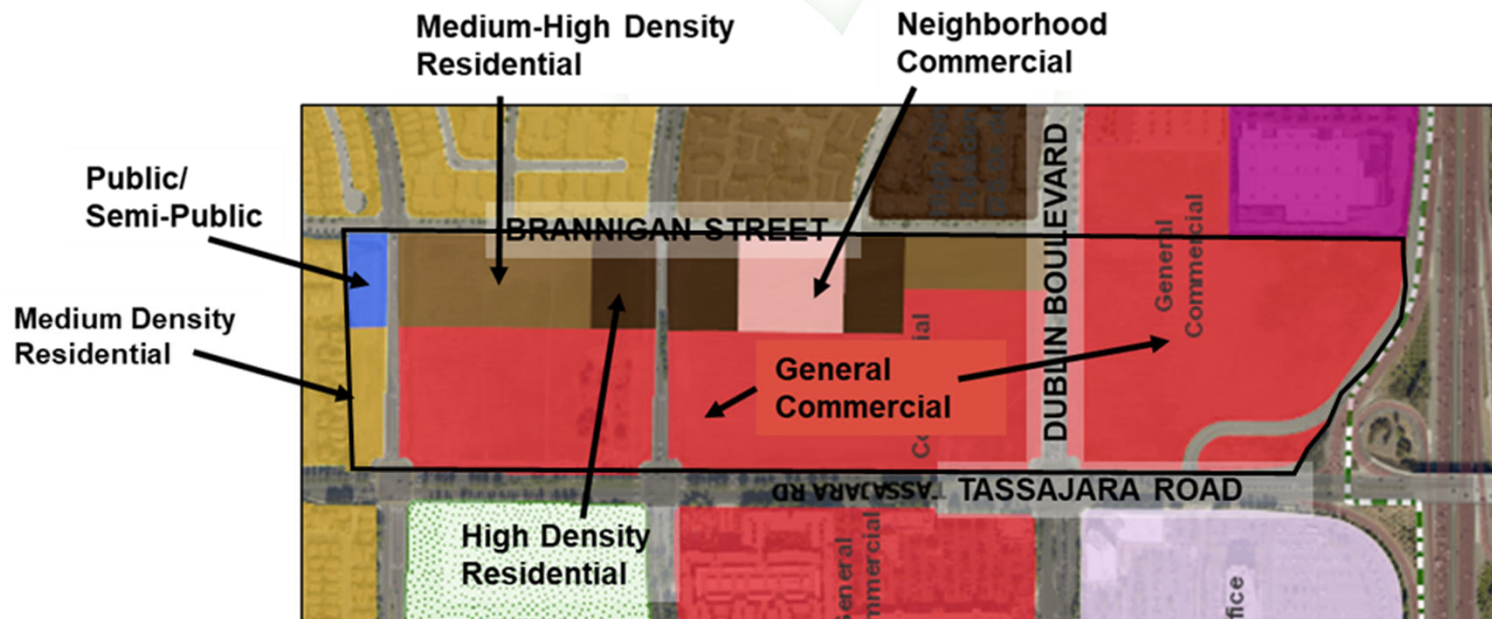
- 290 Townhomes
- 40,000 SF Commercial
- 40 Shophouses
- Grand Paseo
- Main Street and Town Square

## PA – 1

- 225,000 SF Commercial
- Large Plaza
- Entertainment Uses

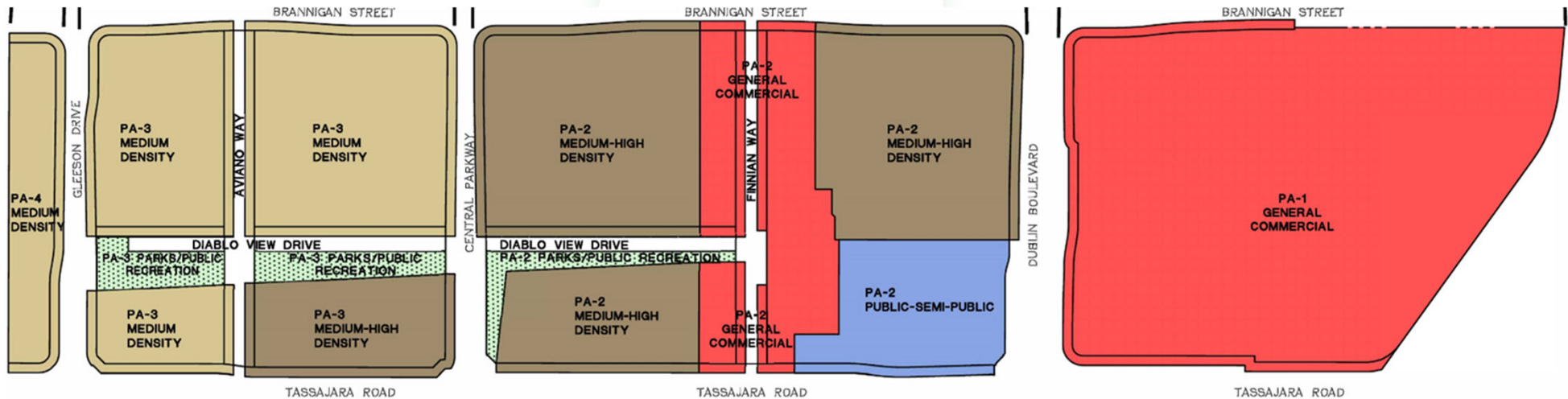


# General Plan / ESDP Amendment



Land Use Designations	Acres	Density	Res. Units	Commercial Sq. Ft.
General Commercial	60.3	.20-.60 FAR	--	525,333 - 1,576,001
Neighborhood Commercial	3.7	.25-.60 FAR	--	40,293 - 96,703
Medium Density Residential	4.3	6.1-14.0 du/ac	26 – 60	--
Medium High Density Residential	5.3	14.1-25 du/ac	45 – 132	--
High-Density Residential	3.2	25.1+ du/ac	80 - 272	--
Public/Semi-Public	3.3	.50 FAR	--	--
<b>Total</b>	<b>80.1</b>		<b>151-464</b>	<b>565,627 - 1,672,704</b>

# General Plan / ESDP Amendment



Land Use Designations	Gross Acres	Res. Units	Du/Acre	Floor Area Ratio	Commercial sq. ft.
General Commercial	29.4	40	--	0.19 - 0.38	265,000
Medium Density Residential	17	150	8.8		--
Medium High Density Residential	21.1	360	17.1		--
Parks/Public Recreation	2.5	--	--		--
Public/Semi-Public	3.8	100	26.3		--
<b>Total</b>	<b>73.8</b>	<b>650</b>			<b>265,000</b>

# Planned Development Rezone

## Stage 1 and 2 Development Plan

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- Site Area & Densities
- Proposed Uses
- Development Standards
- Architectural Standards
- Preliminary Landscape Plan
- Project Phasing
- Inclusionary Housing





# Environmental Review

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- Environmental Impact Report
- DEIR Circulated July 22 – September 6
- Potential Environmental Impacts:
  - Aesthetics
  - Biological Resources
  - Cultural and Tribal Resources
  - Geology and Soils
  - Noise & Vibration
  - Hazards and Hazardous Materials
  - *Air Quality*
  - *Transportation*
  - Energy
  - Greenhouse Gas Emissions
  - Hydrology
  - Land Use
  - Population and Housing
  - Public Services and Utilities
- Final Environmental Impact Report – In Progress

# Next Steps

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- Planning Commission
  - Study Session September 27
  - Public Hearing October 25
- City Council
  - Public Hearing November 15
- Stay Informed
  - Sign Up for “Notify Me” for Development Projects
  - SCS Dublin Project Interested Parties List
    - Email: [Amy.million@dublin.ca.gov](mailto:Amy.million@dublin.ca.gov)

# Questions

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