

COUNCILMEMBERS  
Michael McCorriston, Mayor  
Dr. Sherry Hu, Vice Mayor  
Jean Josey, Councilmember  
Kashef Qaadri, Councilmember  
Janine Thalblum, Councilmember



City 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, October 1, 2024**

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

### **REGULAR MEETING 7:00 PM**

*Pursuant to Government Code §54953(b), this meeting will include the following teleconference location:*

- *Vice Mayor Hu will be attending the Regular Meeting via teleconference from The Westin Dallas Stonebriar Golf Resort & Spa – Lobby, 1549 Legacy Drive, Frisco, TX 75034*

*The public shall have the opportunity to address the City Council at this teleconference location pursuant to Government Code Section §54954.3. All votes during the teleconference session will be conducted by roll call vote. The teleconference location is accessible to the public and the agenda will be posted at the teleconference location 72 hours before the meeting.*

### **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, October 1, 2024. 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 Presentation of the Domestic Violence Awareness and Prevention Month Proclamation**

The City Council will present the Domestic Violence Awareness and Prevention Month proclamation.

**STAFF RECOMMENDATION:**

Present the Proclamation.

[Staff Report](#)

[Attachment 1 - Domestic Violence Awareness and Prevention Month Proclamation](#)

**3.2 Presentation to Retiring City Manager Linda Smith**

The City will make a presentation to retiring City Manager Linda Smith in appreciation of her dedicated service to the City.

**STAFF RECOMMENDATION:**

Make the presentation and receive comments from retiring City Manager Linda Smith.

[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 the September 17, 2024 Regular City Council Meeting Minutes**

The City Council will consider approval of the minutes of the September 17, 2024 Regular City Council Meeting.

#### **STAFF RECOMMENDATION:**

Approve the minutes of the September 17, 2024 Regular City Council Meeting.

[Staff Report](#)

[Attachment 1 - September 17, 2024 Regular City Council Meeting Minutes](#)

### **5.2 Amended and Restated Agreement with HF&H Consultants, LLC for Franchise Agreement and Solid Waste Contracts Management Support Services**

The City Council will consider approving an amended and restated agreement with HF&H Consultants, LLC for franchise agreement and solid waste contracts management support services.

#### **STAFF RECOMMENDATION:**

Adopt the **Resolution** Approving an Amended and Restated Agreement with HF&H Consultants, LLC.

[Staff Report](#)

[Attachment 1 - Resolution Approving an Amended and Restated Agreement with HF&H Consultants, LLC](#)

[Attachment 2 - Exhibit A to the Resolution - Amended and Restated Agreement with HF&H Consultants LLC](#)

[Attachment 3 - Contractor Services Agreement and Amendment #1- Amendment #3 to the Contractor Services Agreement with HF&H Consultants, LLC](#)

### **5.3 Agreements for On-Call Electrical, Traffic Signal, Traffic Signal Communication, Streetlight Support, and Emergency Repair Services**

The City Council will consider approving agreements for On-Call Electrical, Traffic Signal, Traffic Signal Communication, Streetlight Support, and Emergency Repair Services with Bear Electrical Solutions, LLC and DC Electric Group.

#### **STAFF RECOMMENDATION:**

Adopt the **Resolution** Approving Agreements for On-Call Electrical, Traffic Signal, Traffic Signal Communication, Streetlight Support, and Emergency Repair Services with Bear Electrical Solutions, LLC and DC Electric Group.

[Staff Report](#)

[Attachment 1 - Resolution Approving Agreements for On-Call Electrical, Traffic Signal, Traffic Signal Communication, Streetlight Support, and Emergency Repair Services with Bear Electrical Solutions, LLC and DC Electric Group](#)

[Attachment 2 - Exhibit A to the Resolution - Agreements with Bear Electrical Solutions, LLC and DC Electric Group](#)

[Attachment 3 - Request for Qualifications - On-Call Electrical, Traffic Signal, Traffic Signal Communication, Streetlight Support, and Emergency Repair Services](#)

[Attachment 4 - Statements of Qualifications - On-Call Electrical, Traffic Signal, Traffic Signal Communication, Streetlight Support, and Emergency Repair Services](#)

#### **5.4 Purchase and Sale Agreement with East Bay Regional Park District for Right-of-Way, Tassajara Road Improvements – North Dublin Ranch Drive to Quarry Lane School Project, CIP No. ST0119**

The City Council will consider approving a Purchase and Sale Agreement with East Bay Regional Park District for 1,575 square feet of right-of-way and 1,751 square feet of temporary construction easement for the Tassajara Road Improvements – North Dublin Ranch Drive to Quarry Lane School project, CIP No. ST0119.

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

Adopt the **Resolution** Approving the Purchase and Sale Agreement and Joint Escrow Instructions With East Bay Regional Park District for the Tassajara Road Improvements – North Dublin Ranch Drive to Quarry Lane School Project, CIP No. ST0119.

[Staff Report](#)

[Attachment 1 - Resolution Approving the Purchase and Sale Agreement and Joint Escrow Instructions With East Bay Regional Park District for the Tassajara Road Improvements - North Dublin Ranch Drive to Quarry Lane School Project, CIP No. ST0119](#)

[Attachment 2 - Exhibit A to Resolution - Purchase and Sale Agreement and Joint Escrow Instructions](#)

[Attachment 3 - CIP No. ST0119](#)

#### **5.5 Notice of City Engineer's Receipt of Final Map for Review for Tract 8452, The DC (Dublin Centre)**

The City Council will receive notification of the City Engineer's receipt of the Final Map for review for Tract 8452, PA-3 The DC (Dublin Centre).

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

Receive the notification.

[Staff Report](#)

[Attachment 1 - Draft Tract 8452 Final Map](#)

#### **5.6 Hexcel Redevelopment (PLPA-2022-00038)**

On March 19, 2024 and September 17, 2024, the City Council held a public hearing to consider the Hexcel Redevelopment project, which includes the redevelopment of an 8.81-acre site located at 11711 Dublin Boulevard. The project would demolish the existing 62,175-square-foot former Hexcel research and development building and construct a new 125,532-square-foot light industrial building to appeal to advanced manufacturing and life science uses with 217 parking stalls and related site improvements. Requested approvals include certification of a Final Environmental Impact Report, a Planned Development Rezone with a Stage 1 and Stage 2 Development Plan, Site Development Review Permit, and Heritage Tree Removal Permit. The City Council certified the Final Environmental Impact Report, introduced the Planned Development Zoning Ordinance and adopted a Resolution approving the Site Development Review Permit and Heritage Tree Removal Permit. The City Council is now being asked to waive the second reading and adopt the Ordinance approving the Planned Development Rezone for the Hexcel Redevelopment project.

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

Waive the reading and adopt the **Ordinance** Amending the Zoning Map and Approving a Planned Development Zoning District With a Stage 1 and Stage 2 Development Plan for the Hexcel Redevelopment project.

[Staff Report](#)

[Attachment 1 - Ordinance Amending the Zoning Map and Approving a Planned Development Zoning District with a Stage 1 and 2 Development Plan for the Hexcel Redevelopment Project](#)

[Attachment 2 - City Council Staff Report dated March 19, 2024, without attachments](#)

[Attachment 3 - City Council Staff Report dated September 17, 2024, without attachments](#)

#### **5.7 Ordinance Amending Chapter 2.24.020 of the Dublin Municipal Code Pertaining to the City's Conflict of Interest Code**

At the June 4, 2024, City Council meeting, the City Council directed Staff to review the City's Conflict of Interest Code and determine if it needs to be updated. Staff conducted a review of the Code and determined that several positions should be added or deleted. The City Council will consider adopting an ordinance to update the list of designated positions that must file a Statement of Economic Interests (Form 700). The ordinance was introduced at the September 17, 2024 regular meeting and is now ready for adoption.

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

Waive the second reading and adopt the **Ordinance** Amending Chapter 2.24.020 of the Dublin Municipal Code Relating to the City's Conflict of Interest Code.

[Staff Report](#)

[Attachment 1 - Ordinance Amending Chapter 2.24.020 of the Dublin Municipal Code Relating to the City's Conflict of Interest Code](#)

#### **5.8 Economic Development Strategy**

The City Council will consider approval of the Economic Development Strategy, which establishes seven goals that will prioritize and guide the City of Dublin's economic development efforts over the next five to seven years.

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

Adopt the **Resolution** Approving the Economic Development Strategy.

[Staff Report](#)

[Attachment 1 - Resolution Approving the Economic Development Strategy](#)

[Attachment 2 - Exhibit A to the Resolution - Economic Development Strategy](#)

#### **5.9 Alameda County Transportation Commission 2026 Comprehensive Investment Plan - Resolutions of Local Support for Projects**

The City Council will consider approving resolutions of local support for grant applications for the Alameda County Transportation Commission 2026 Comprehensive Investment Plan funding opportunity. The grant applications will seek funding for the Fiber Optic Cable Installation on Dublin Boulevard under the Citywide Signal Communications Upgrade Project (CIP No. ST0713), San Ramon Road and Amador Valley Boulevard Intersection Improvements under the Citywide Bicycle and Pedestrian Improvements Project (CIP No. ST0517), and Village Parkway and Amador Valley Boulevard Intersection Improvements under the Village Parkway Reconstruction Project (CIP No. ST0323).

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

Take the following actions: 1) Adopt the **Resolution** Authorizing the Filing of an Application for Alameda County Transportation Commission Administered Funding for the Fiber Optic Cable Installation on Dublin Boulevard Project and Committing Any Necessary Matching Funds and Stating Assurances to Complete the Project; 2) Adopt the **Resolution** Authorizing the Filing of an Application for Alameda County Transportation Commission Administered Funding for the San Ramon Road and Amador Valley

Boulevard Intersection Improvements Project and Committing Any Necessary Matching Funds and Stating Assurances to Complete the Project; and 3) Adopt the **Resolution** Authorizing the Filing of an Application for Alameda County Transportation Commission Administered Funding for the Village Parkway and Amador Valley Boulevard Intersection Improvements Project and Committing Any Necessary Matching Funds and Stating Assurances to Complete the Project.

[Staff Report](#)

[Attachment 1 - Resolution Authorizing the Filing of an Application for Alameda County Transportation Commission Administered Funding for the Fiber Optic Cable Installation on Dublin Boulevard Project Dublin Boulevard Project](#)

[Attachment 2 - Resolution Authorizing the Filing of an Application for Alameda County Transportation Commission Administered Funding for the San Ramon Road and Amador Valley Boulevard Intersection Improvements Project](#)

[Attachment 3 - Resolution Authorizing the Filing of an Application for Alameda County Transportation Commission Administered Funding for the Village Parkway and Amador Valley Boulevard Intersection Improvements Project](#)

[Attachment 4 - 2024-2029 CIP Nos. ST0713, ST0517, and ST0323](#)

## **6. PUBLIC HEARING**

### **6.1 Dublin Commons (PLPA-2024-00047) - Postponement**

The Dublin Commons project is the redevelopment of the Dublin Place Shopping Center as part of implementing the Downtown Dublin Preferred Vision. Dublin Commons is a mixed-use project of up to 275,000 SF of retail (consisting of 155,000 SF of new retail and 120,000 SF of existing retail), 535,000 SF of Research and Development (Life Science), 1,510 multifamily residential units and a new Town Square. The project entitlements include a Vesting Tentative Map, a Development and Community Benefit Program Agreement and public infrastructure agreements. The Applicant has requested that the City Council postpone consideration of the project. The City Council will hold a public hearing to consider this item at a future meeting.

#### **STAFF RECOMMENDATION:**

Continue the item to a date uncertain.

[Staff Report](#)

## **7. UNFINISHED BUSINESS – None.**

## **8. NEW BUSINESS**

### **8.1 Overview of the Metropolitan Transportation Commission's Transit Oriented Communities Policy**

The City Council will receive an overview of the Metropolitan Transportation Commission's Transit Oriented Communities (TOC) Policy. The TOC Policy is designed to support the region's transit investment by encouraging jurisdictions to adopt transit-supportive land use policies for areas within a half-mile radius of existing or planned transit stops or stations, and to adopt additional policies they intend to further equitable transit-oriented communities. The TOC Policy lays out a menu of policy options for local jurisdictions to choose from. Compliance with the TOC Policy is required to qualify for future One Bay Area Grant (OBAG) transportation funding. Additionally, funding for Valley Link is tied to compliance by the local jurisdictions served by them. This item was



originally scheduled for the City Council meeting on September 17, 2024. However, due to time constraints, the City Council postponed this item to a future meeting.

**STAFF RECOMMENDATION:**

Receive the Staff presentation.

[Staff Report](#)

[Attachment 1- Alameda CTC CIP Five Year Programming with Two Year Allocation for the City of Dublin](#)

[Attachment 2- MTC's Transit Oriented Development Final Administrative Guidance, September 2024](#)

[Item 8.1 PowerPoint Presentation](#)

**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.*