



Inspiration Drive Memory Care and Assisted Living

Community Meeting
December 8, 2021

Meeting Agenda

- 6:00-6:05 Arrival and Introductions
- 6:05-6:10 Overview of the City's Development Application Review Process
- 6:10-6:25 Project Overview
- 6:25 Questions & Answers
- By 7:00 Closing and Thank You

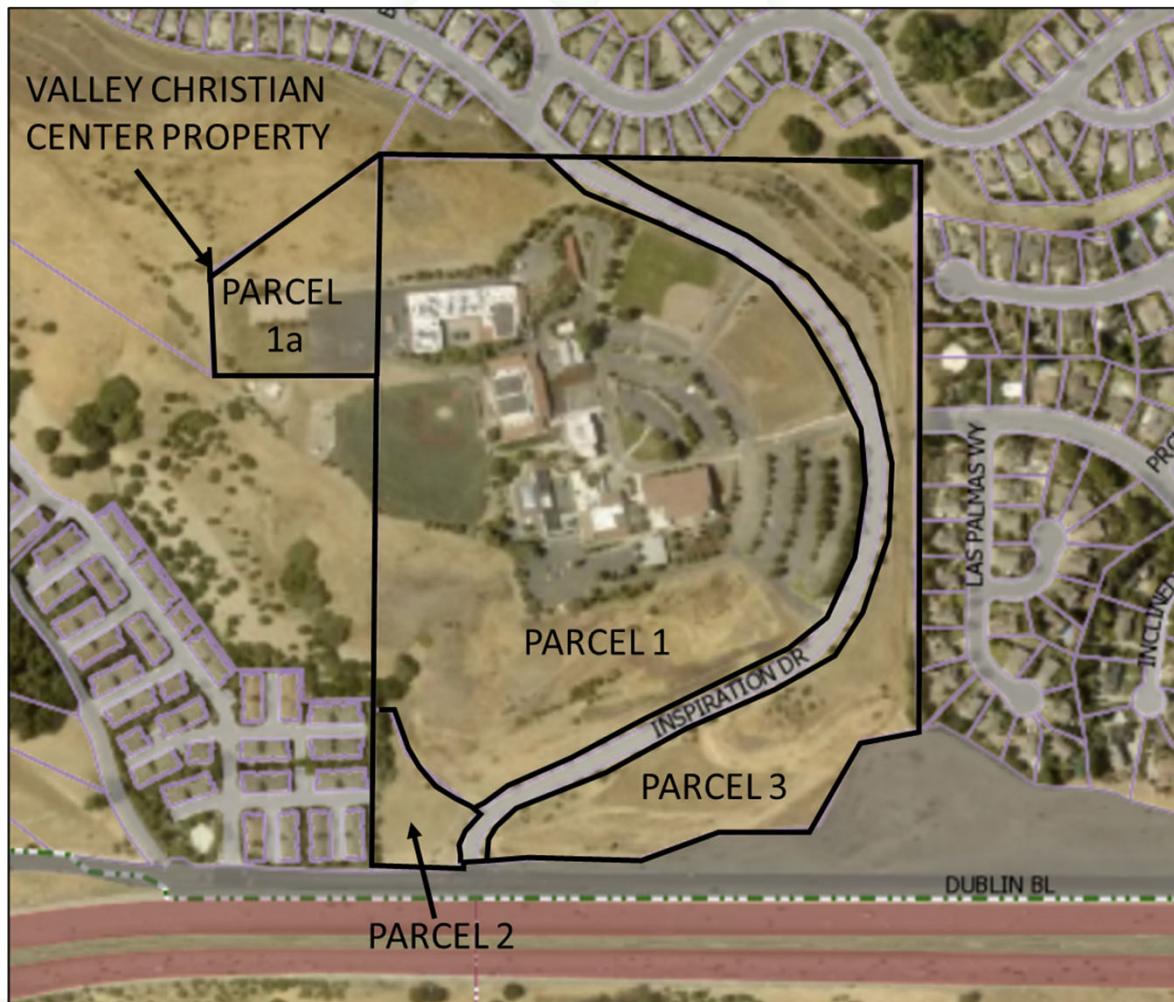
Development Review Process

- Fulcrum Development (Applicant)
 - The property is owned by Valley Christian Center
- Application Submittal/Review – PARCEL 2
 - Planned Development Rezone
 - Site Development Review Permit
 - Lot Line Adjustment (future)

Development Review Process

- Application Submittal / Review – PARCEL 3
 - General Plan Amendment
 - Planned Development Rezone
 - Site Development Review Permit
 - Tentative Parcel Map
- Both Applications requires Planning Commission recommendation to City Council for final action

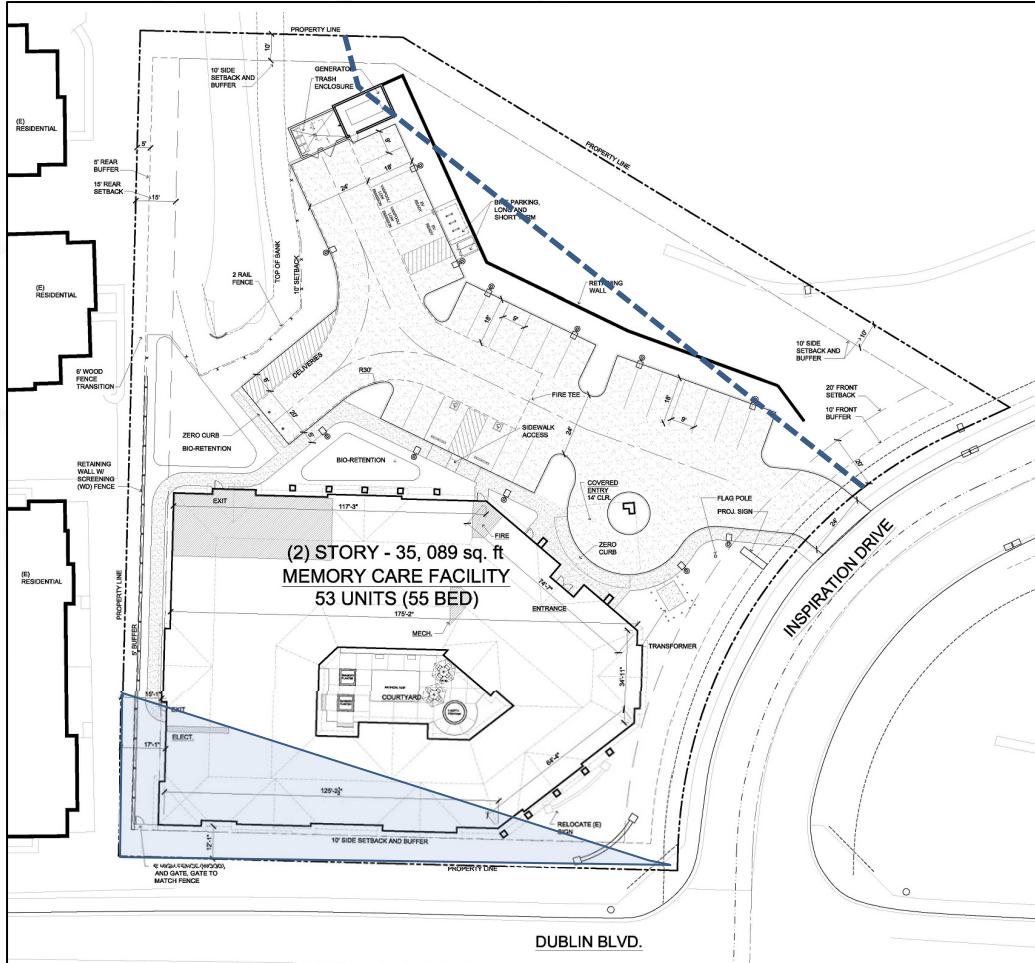
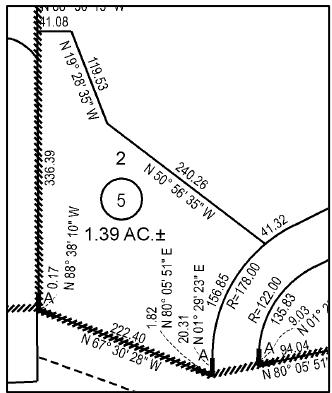
Project Location



Proposed Project

- Memory Care – Parcel 2
 - 55 bed memory care facility
 - 2-stories, approximately 35,000 square feet
- Assisted Living – Parcel 3
 - 90-95 bed assisted living facility
 - 3-stories, approximately 75,400 square feet

Memory Care – Parcel 2



Memory Care



View from Dublin Boulevard at Inspiration Drive looking northwest

Memory Care

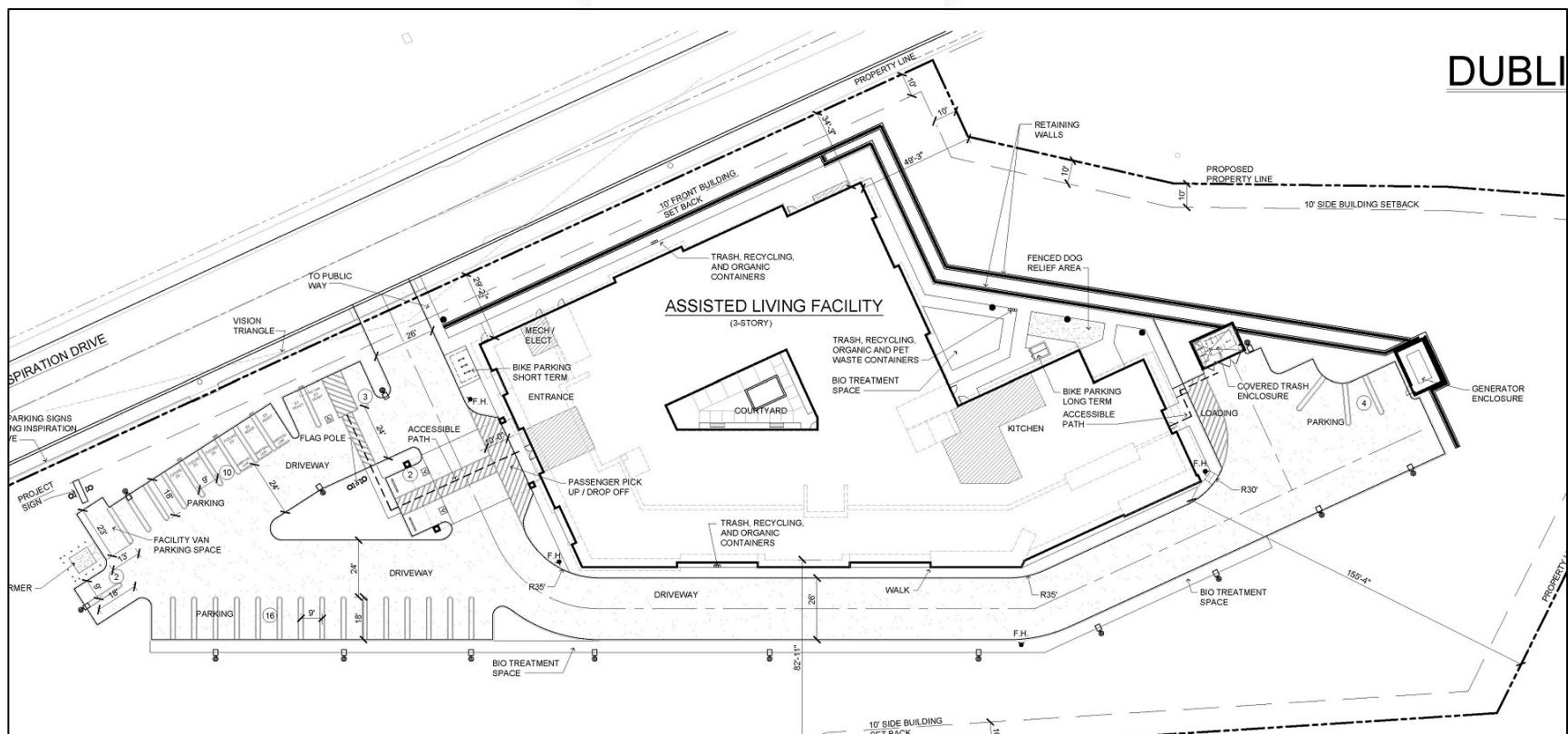


View from Dublin Boulevard looking northeast

Memory Care



Assisted Living – Parcel 3



Assisted Living



Assisted Living



Photosimulations

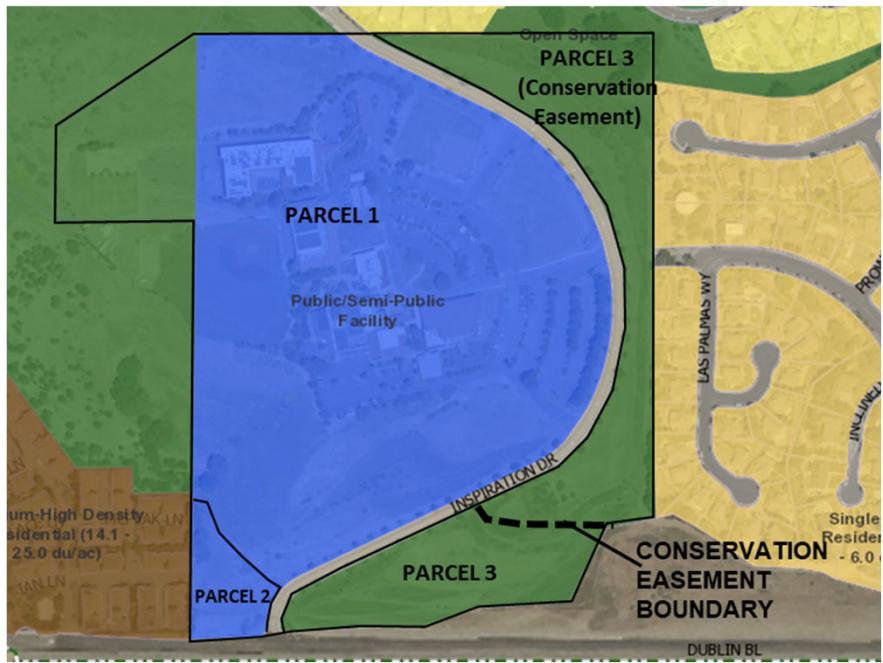


Photosimulations

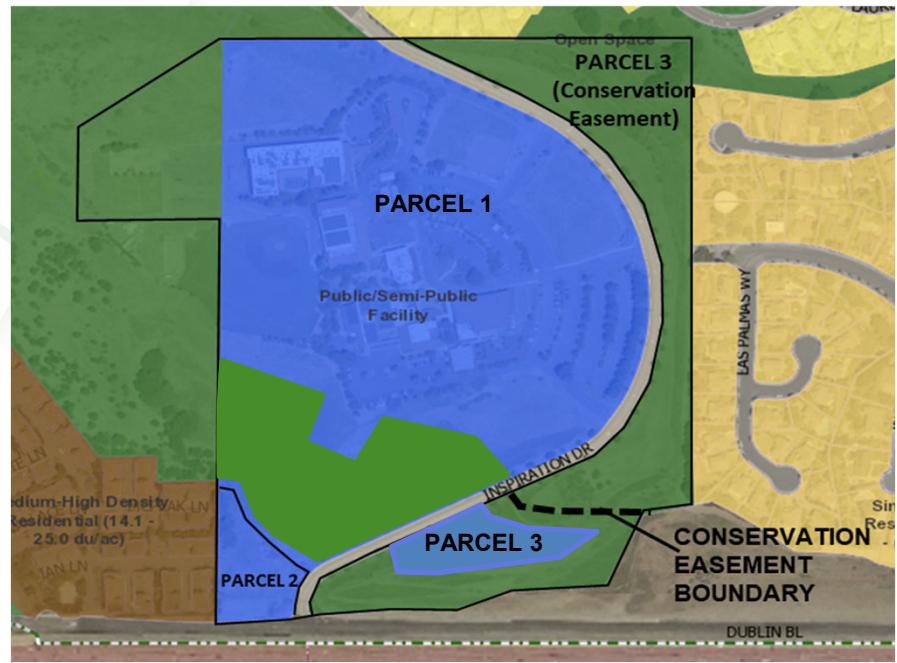


General Plan Amendment

EXISTING

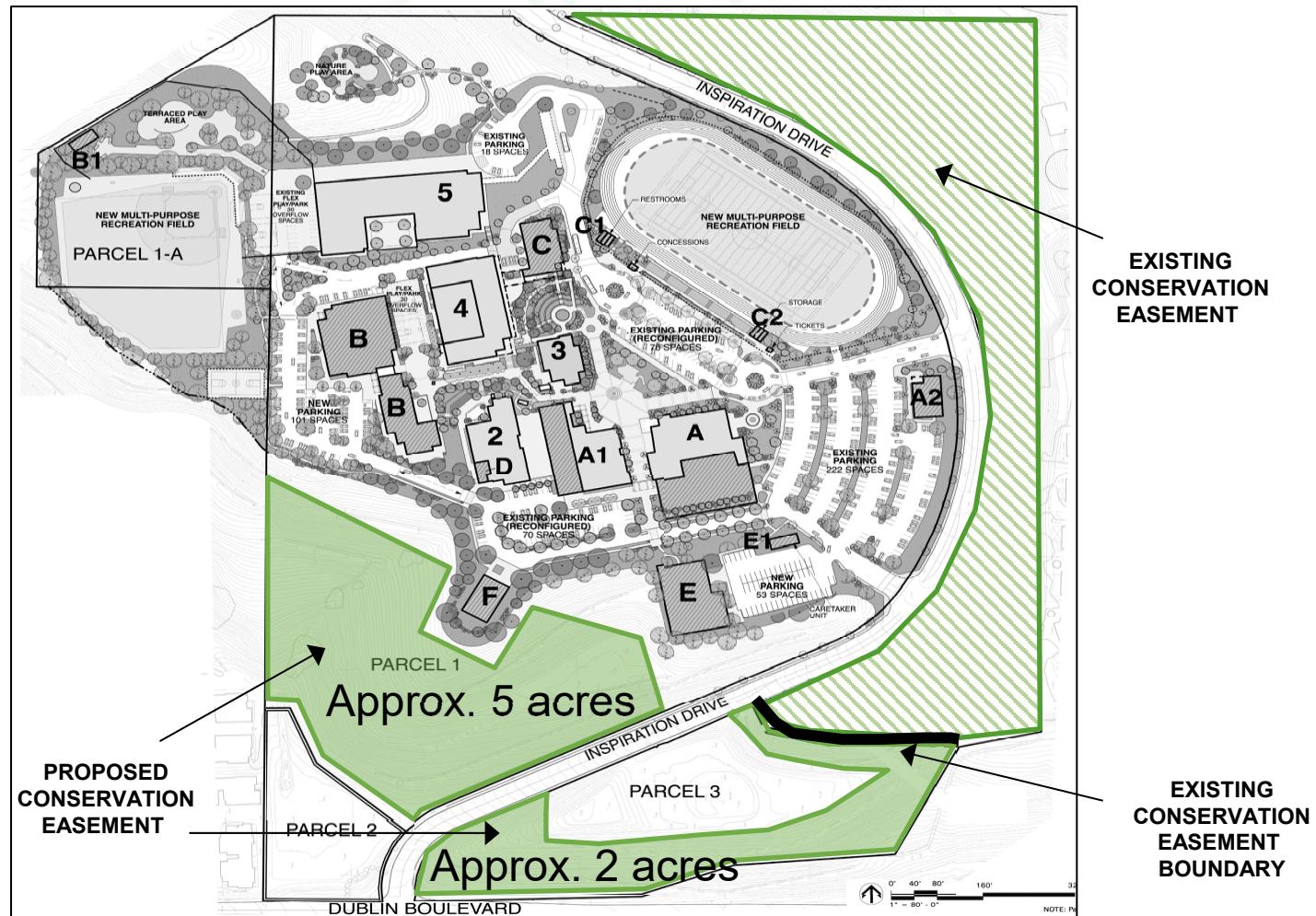


PROPOSED



- Change Approx. 2 acres of Open Space to Public/Semi-Public
- Change Approx. 5 acres of Public/Semi-Public to Open Space

Conservation Easements



Environmental Review

- Environmental Review
 - Valley Christian Center EIR 2003
 - Supplemental Mitigated Negative Declaration 2018
 - Initial Study/Supplemental Mitigated Negative Declaration
 - Public Review Period November 18 to December 17
 - <https://dublin-development.icitywork.com/>

Next Steps

- Planning Commission (February 2022)
- City Council (March 2022)
- Stay Informed
 - Sign Up for “Notify Me”
 - Inspiration Drive Projects Interested Parties List
 - Email: Amy.million@dublin.ca.gov
 - Applicant’s Website: <https://inspirationseniorliving.com/>

Questions





DUBLIN
CALIFORNIA