



# Branaugh Property

Community Meeting  
September 7 & 8, 2022

# Meeting Agenda

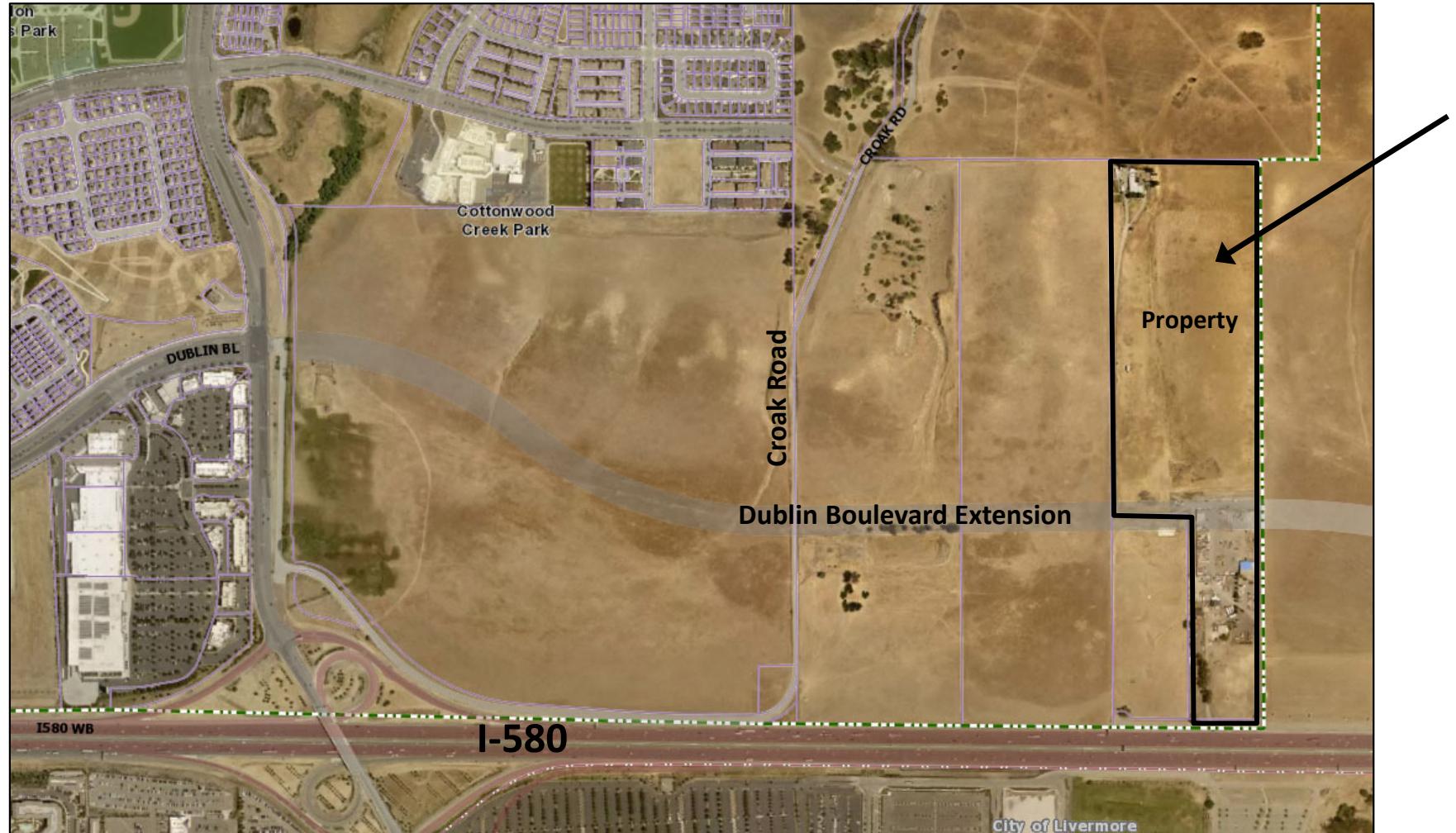
Wednesday September 7	Thursday September 8	
<b>7:00 – 7:05</b>	6:00 – 6:05	Arrival and Introductions
<b>7:05 - 7:10</b>	6:05 - 6:10	Overview of the City's Development Application Review Process
<b>7:10 – 7:25</b>	6:10 – 6:25	Project Overview
<b>7:25</b>	6:25	Questions & Answers
<b>By 8:00</b>	By 7:00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

# Development Review Process

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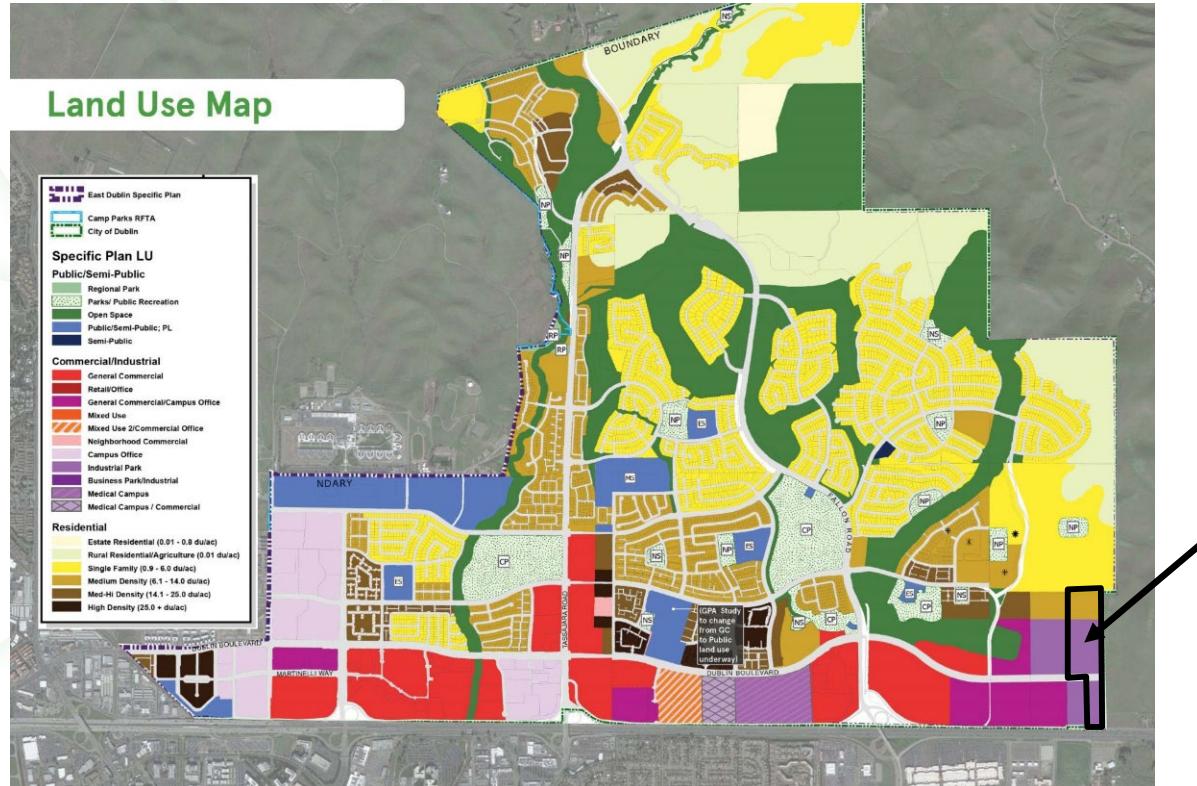
- BEX Development (Applicant)
- Application Submittal / Review
  - Vesting Tentative Map
  - Planned Development Rezone
  - Development Agreement
- Application is ultimately acted on by the City Council (Planning Commission recommendation)

# Project Location



# Background

- 1994 - City Council adopted subsequently amended Eastern Dublin Specific Plan (EDSP).
- Comprehensive land use program for the 3,300+ acre planning area.



## Slide 5

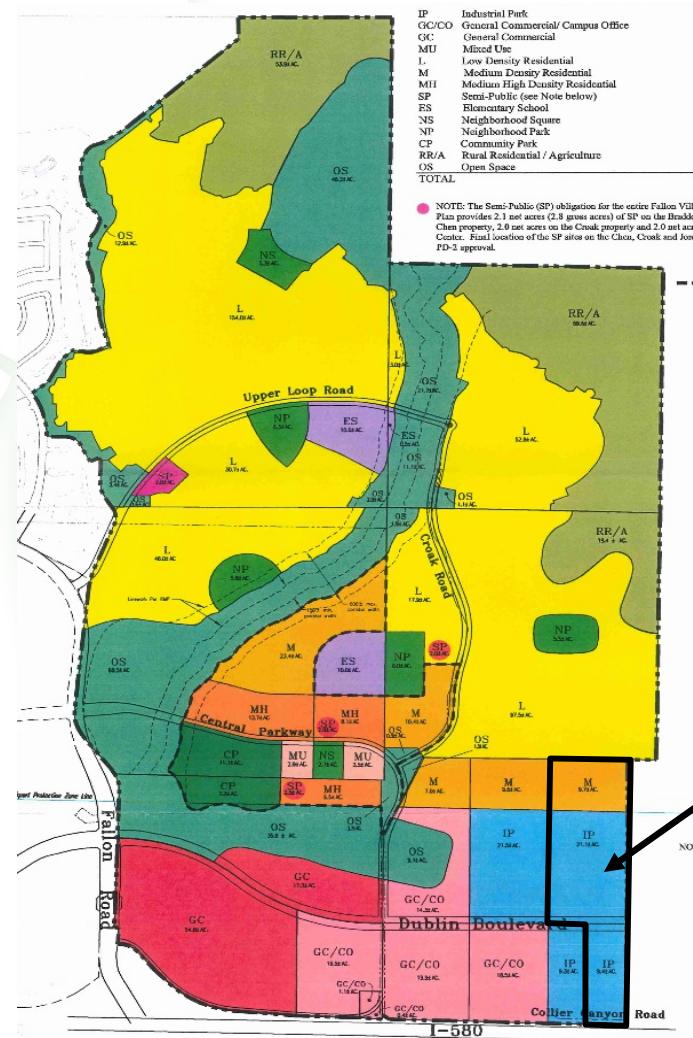
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**AM1**

Amy Million, 9/7/2021

# Background Cont.

- 2005 - City Council adopted Ordinance No. 32-05 amending the GP and EDSP for Fallon Village including, amending adopting Planned Development (PD) zoning with Stage 1 Development Plan establishing regulations for allowed land uses



# Proposed Project



Vicinity Map

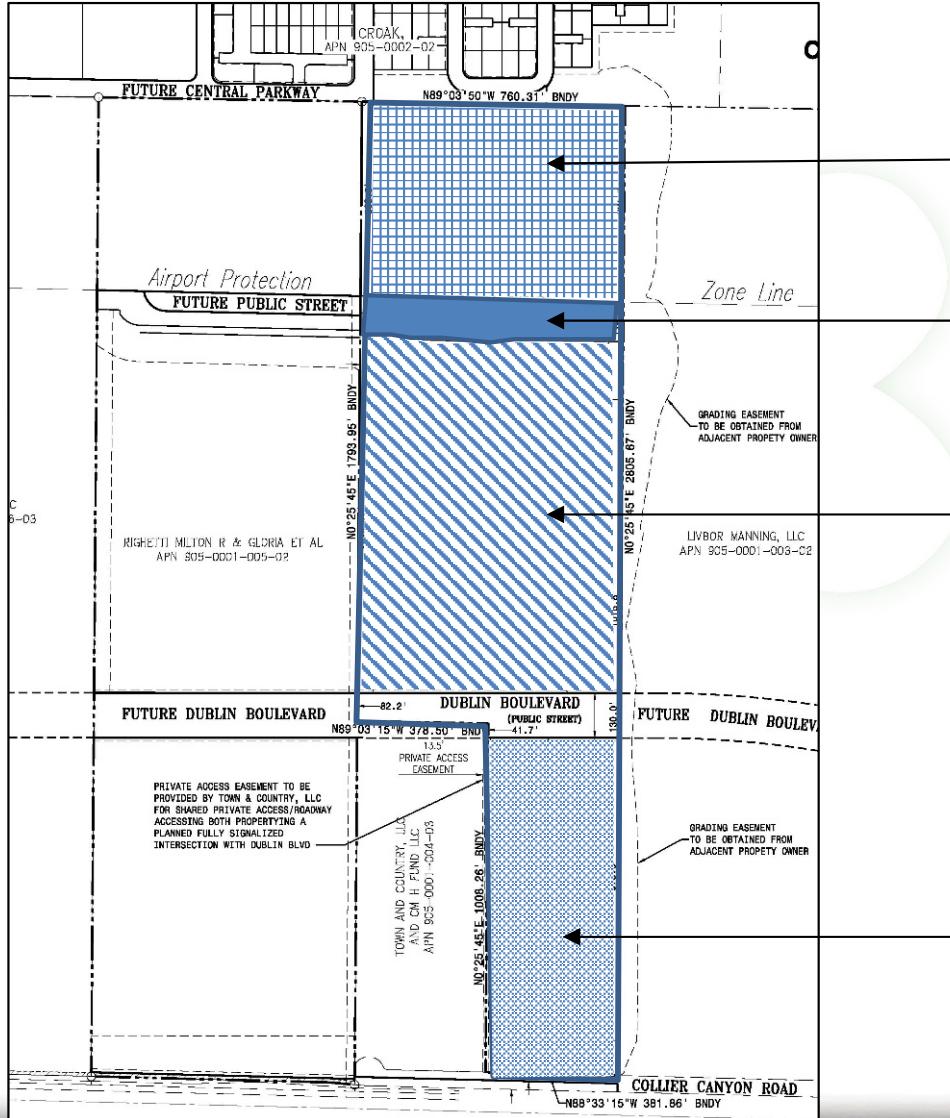


Residential      9.87 acres  
8-10 du/ac  
97 units

Industrial      30.29 acres  
.40 FAR  
527,773 SF

↑ N

# Vesting Tentative Parcel Map



Parcel 1

Medium Density Residential

Parcel 2

Water Quality Facility

Parcel 3

Industrial Park

Parcel 4

Industrial Park

# PD-Development Standards

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## Residential:

- Single Family and Attached Multi-family
- Lot size, setbacks, lot coverage, parking
- Height Limit - 35 Feet (SF) and 40 Feet (MF)

## Industrial:

- Setbacks, parking
- Height Limit – 35 Feet
- Maximum FAR
  - .40 FAR for warehousing uses and .35 FAR for all other uses

# PD-Architectural Standards

Residential:

- Mediterranean
- Cottage
- American Heritage
- Traditional



Industrial:

- Contemporary/Modern



# PD- Landscape Criteria



- Plant Palette
- Fencing Design
- Decorative Asphalt
- Entry Monument



# Next Steps

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- Complete Project Review / CEQA Review
- Planning Commission
- City Council
- Stay Informed
  - Sign Up for “Notify Me” for Development Projects
  - Branaugh Property Project Interested Parties List
    - Email: [Amy.million@dublin.ca.gov](mailto:Amy.million@dublin.ca.gov)

# Questions

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DUBLIN  
CALIFORNIA