

Sunflower Hill at Grace Pointe

Community Meeting

November 12 & 13, 2025



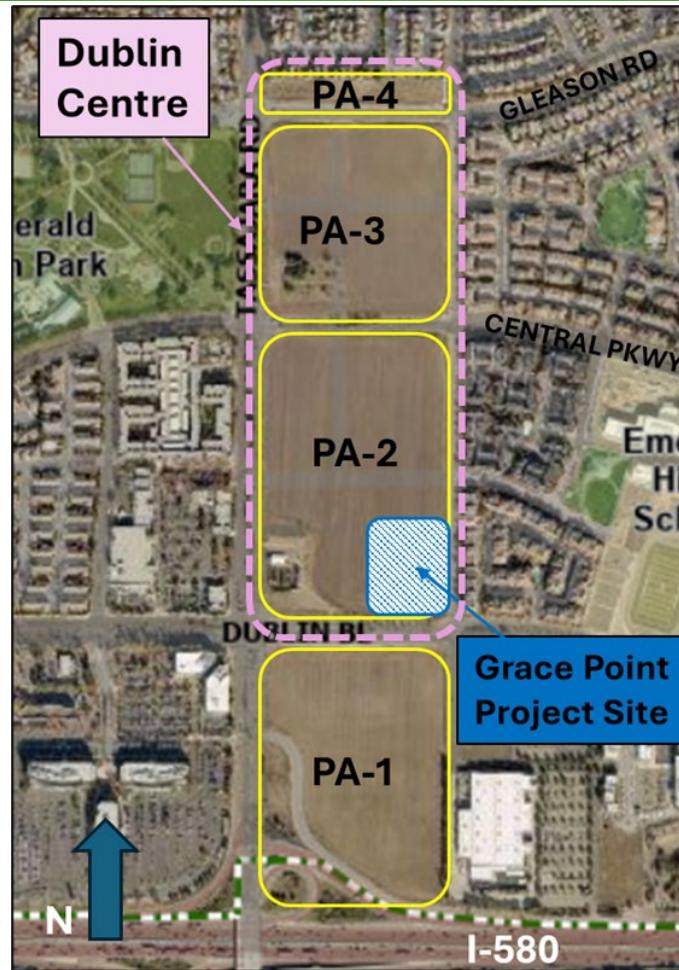
Meeting Agenda

- Arrival and Introductions
- Overview of the City's Development Application Review Process
- Project Overview
- Next Steps
- Questions & Answers
- Closing & Thank You

Development Review Process

- Applicant is Sunflower Hill and Satellite Affordable Housing Associates (SAHA)
- Application Submittal/Review
 - Site Development Review Permit
 - State Density Bonus Law for requested concessions
- Application requires Planning Commission approval

Project Location



Background

- SCS Outreach / Preferred Plan
- SCS Dublin Project
 - General Plan / Eastern Dublin Specific Plan Amendment
 - Planned Development Rezone
 - Development Agreement
- Project site is designated in the 2023-2031 Housing Element as an opportunity site for affordable housing

Background Cont'd.

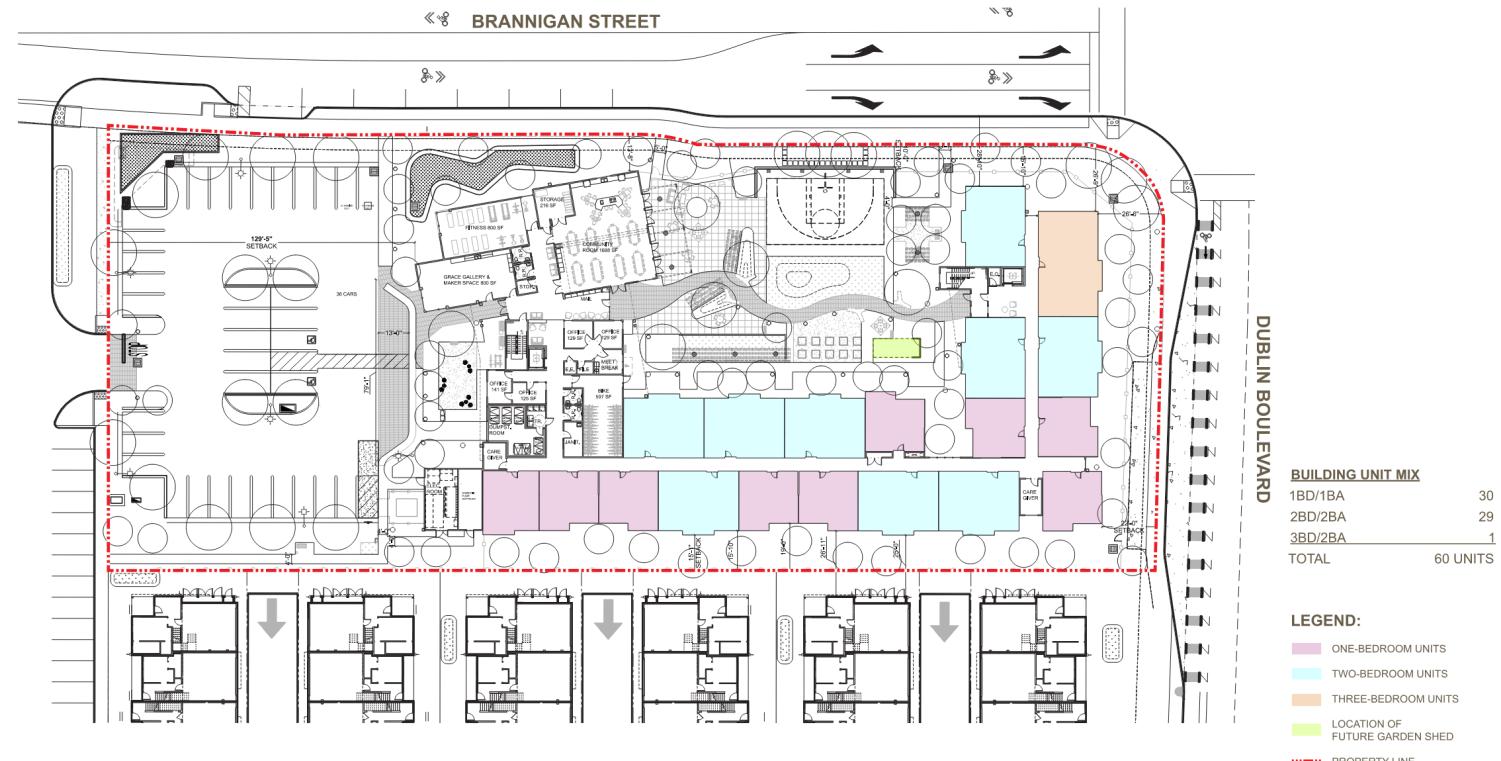
- Dublin Centre Project
 - Site Development Review Permit
 - Vesting Tentative Tract Map
 - Affordable Housing Agreement



Proposed Project

- Three-story multi-family apartment building with 60 affordable units for people with intellectual and developmental disabilities
 - Community room
 - Maker's space and gallery
 - Fitness room
 - Central courtyard with a variety of amenities (e.g. multi-purpose sport court, community garden, seating areas, BBQ's, pedestrian pathways, etc.)

Proposed Project – Site Plan



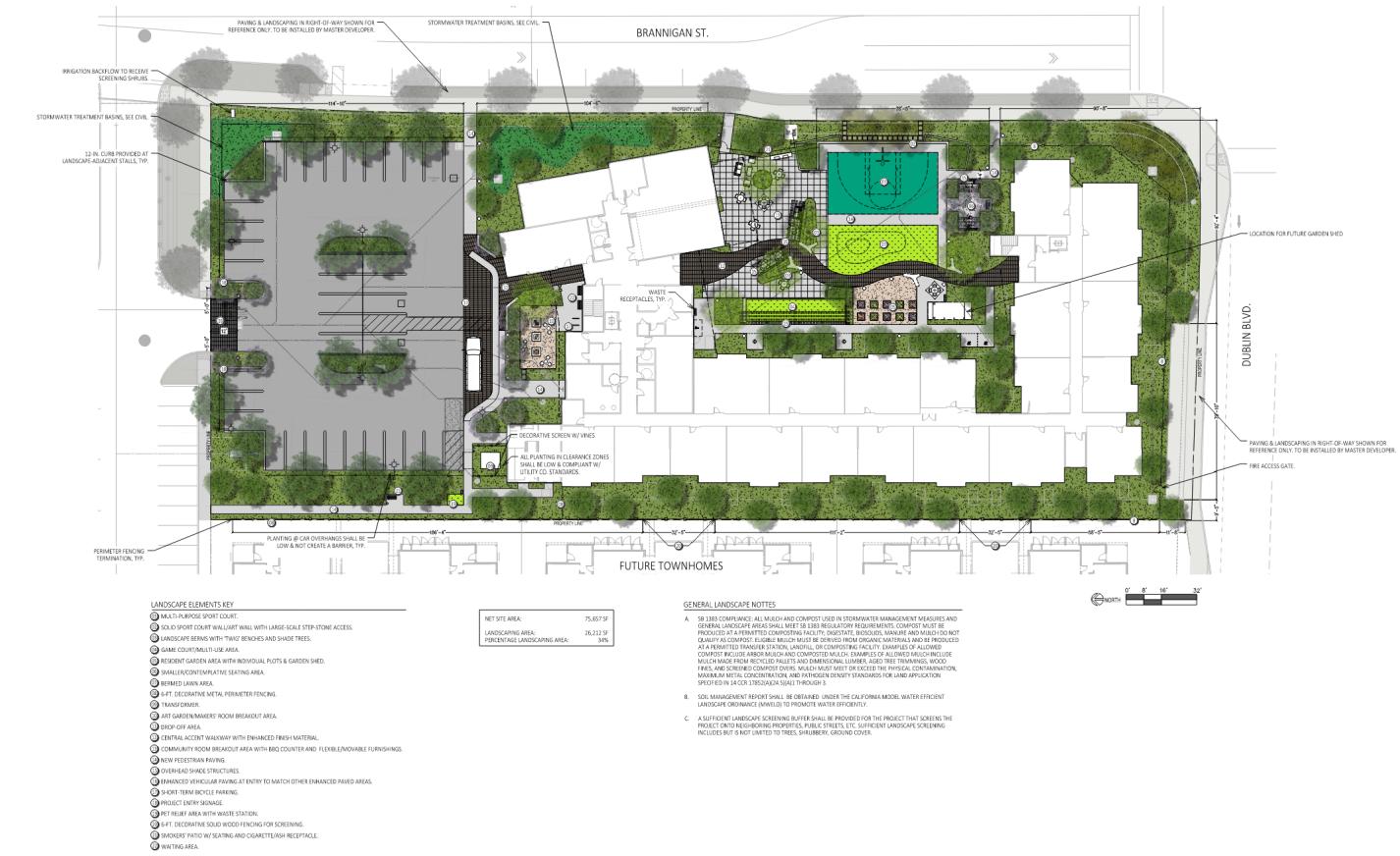
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Proposed Project – Landscape Plan



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CONCEPTUAL LANDSCAPE PLAN



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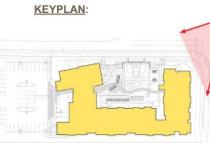
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Site Development Review Permit



PERSPECTIVE VIEW:
AERIAL

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Proposed 3D Views

KEYPLAN:



PERSPECTIVE VIEW:
ENTRY

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Proposed 3D Views



PERSPECTIVE VIEW:
CORNER OF
DUBLIN BLVD. AND
BRANNIGAN ST.

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Proposed Elevations



Proposed Elevations



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Proposed Elevations



NOTE: WHERE INTERIOR SIDE OF PARAPET IS VISIBLE FROM A PEDESTRIAN LEVEL, IT WILL BE PAINTED TO MATCH THE BUILDING.

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State Density Bonus Law

- Cities and Counties are required to grant a density bonus and other incentives or concessions to any housing project with at least five housing units that provides a minimum number of permanently affordable housing units.
- Project seeks two concessions to reduce site development standards/design requirements
 - Reduced parking
 - Multi-Family Objective Design Standard 3.1(E) Building Form and Massing (exception to minimum building offset)

Environmental Review

- The project is covered under the SCS Dublin Environmental Impact Report (EIR) for which environmental impacts were analyzed
- Subject to the SCS Dublin Mitigation Monitoring and Reporting Program and will need to mitigate for impacts related air quality, biological resources, cultural and tribal resources, geology and soils, noise, and transportation.

Next Steps

- Planning Commission: tentatively December 9, 2025
- Stay Informed
 - Project Development webpage: <https://dublin-development.icitywork.com/>
 - Sign up for “Notify Me” for development projects
 - Interested Parties List: email gaspare.annibale@dublin.ca.gov

Questions

