



MINUTES OF THE CITY COUNCIL
OF THE CITY OF DUBLIN

REGULAR MEETING – DECEMBER 18, 2012

CLOSED SESSION WAS HELD AT END OF REGULAR MEETING



A regular meeting of the Dublin City Council was held on December 18, 2012 in the City Council Chambers of the Dublin Civic Center. The meeting was called to order at 7:09 PM, by Mayor Sbranti.



ROLL CALL

PRESENT: Councilmembers Biddle, Hart, Haubert, Swalwell, and Mayor Sbranti
ABSENT: None



PLEDGE OF ALLEGIANCE

The pledge of allegiance to the flag was recited by the City Council, Staff and those present.



ORAL COMMUNICATIONS

Introduction of New City Employee and Promotion of City Staff Member

7:10 PM 3.1

The City Council welcomed new City of Dublin Staff member Lisa Hisatomi, Assistant to the City Manager, and recently promoted City Staff member Taryn Bozzo, Executive Aide, City Manager's Office.



Mayor's Appointments to City Commissions and Committee

7:13 PM 3.2

On motion of Cm. Hart, seconded by Vm. Biddle, and by unanimous vote, the City Council confirmed the Mayor's appointments to the various Commissions and Committees.



City Council Organization/Committee Appointments/Assignments

7:20 PM 3.3

On motion of Cm. Haubert, seconded by Cm. Hart, and by unanimous vote, the City Council confirmed the list and directed Staff to notify affected agencies, as appropriate, with the addition of Cm. Hart as the alternate for the Association of Bay Area Governments General Assembly.



Public Comments

7:24 PM

Sean Costello, Dublin resident, provided public comment.

City Manager Pattillo provided comments regarding the retirement of two City of Dublin Staff members, Administrative Services Director Paul Rankin, and City Engineer Mark Lander.



CONSENT CALENDAR

7:39 PM

Items 4.1 through 4.8

City Manager Pattillo pulled Item 4.5 for further discussion.

On motion of Vm. Biddle, seconded by Cm. Hart and by unanimous vote, the City Council took the following actions:

Approved (4.1) Minutes of the Adjourned Regular City Council Meeting of December 4, 2012;

Received (4.2) the Check Issuance report.



Adopted (4.3)

ORDINANCE NO. 21 - 12

**ADDING CHAPTER 8.33 TO THE DUBLIN MUNICIPAL CODE (ZONING ORDINANCE)
ESTABLISHING THE COMMERCIAL CORRIDOR OVERLAY ZONING DISTRICT AND
AMENDING SECTION 8.104.040 RELATING TO THE COMMERCIAL CORRIDOR OVERLAY
ZONING DISTRICT SITE DEVELOPMENT REVIEW AND AMENDING THE ZONING MAP TO
ADD AN OVERLAY ZONING DISTRICT DESIGNATION TO THE
COMMERCIAL CORRIDOR AREA
PLPA-2012-00061**

Adopted (4.4)

RESOLUTION NO. 205 - 12

**MAKING FINDINGS REGARDING UNEXPENDED
TRAFFIC MITIGATION CONTRIBUTIONS FOR FISCAL YEAR 2011-2012**

Accepted (4.6) improvements under Contract No. 12-01, Dublin Citywide Street Resurfacing Project, and release retention after 35 days if there are no subcontractor claims.

Adopted (4.7)

ORDINANCE NO. 23 - 12

**AMENDING CHAPTER 2.24 OF THE DUBLIN MUNICIPAL CODE
RELATING TO THE CITY'S CONFLICT OF INTEREST CODE**

Adopted (4.8)

RESOLUTION NO. 206 - 12

**APPROVING FINAL MAP AND TRACT IMPROVEMENT AGREEMENT
FOR TRACT 8108, NEIGHBORHOOD E-1, POSITANO/ FALLON VILLAGE**

RESOLUTION NO. 207 - 12

**APPROVING AGREEMENT FOR LONG TERM ENCROACHMENT
FOR LANDSCAPE FEATURES WITH TRACT 8108,
NEIGHBORHOOD E-1 POSITANO/ FALLON VILLAGE**

RESOLUTION NO. 208 - 12

ACCEPTING PARK LAND DEDICATION IN-LIEU



**CREDITS FOR PARK LAND DEDICATION REQUIREMENTS FOR
TRACT 8108, NEIGHBORHOOD E-1, POSITANO / FALLON VILLAGE**



City Manager Pattillo pulled Item 4.5 for further discussion.

On motion of Vm. Biddle, seconded by Cm. Hart and by unanimous vote, the City Council adopted

ORDINANCE NO. 22 - 12

**APPROVING A COMMUNITY BENEFIT/DEVELOPMENT AGREEMENT BETWEEN THE
CITY OF DUBLIN AND DIAMOND HEIGHTS INVESTMENTS IV, LLC. FOR A MIXED-USE
RETAIL/RESIDENTIAL PROJECT, PLPA-2012-00060**



WRITTEN COMMUNICATIONS – None.



PUBLIC HEARINGS

Moller Ranch, General Plan and Eastern Dublin Specific Plan Amendments, Planned Development Rezone with related Stage 1 and Stage 2 Development Plans, a Development Agreement, and a Supplemental Environmental Impact Report for a 226.3-Acre Project Area Located Along the East Side of Tassajara Road South of the City Limits

7:40:47 PM 6.1

Mayor Sbranti opened the public hearing.

Brian Holt, East Bay Regional Park District Senior Planner, provided public comment on this item.

Mayor Sbranti closed the public hearing.

On motion of Vm. Biddle, seconded by Cm. Swalwell and by unanimous vote, the City Council adopted



RESOLUTION NO. 209 - 12

**CERTIFYING A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
AND ADOPTING MITIGATION FINDINGS, FINDINGS REGARDING ALTERNATIVES,
A STATEMENT OF OVERRIDING CONSIDERATIONS AND A MITIGATION
MONITORING AND REPORTING PROGRAM FOR THE
MOLLER RANCH/MOLLER CREEK CULVERT REPLACEMENT PROJECT
PLPA 2011-00003**

RESOLUTION NO. 210 - 12

**APPROVING A GENERAL PLAN AND EASTERN DUBLIN SPECIFIC PLAN
AMENDMENT TO CHANGE THE LAND USE DESIGNATION FOR MOLLER RANCH
(APNS 985-0001-001-01 and 985-0001-001-02)
PLPA-2011-00003**

and waived the reading and introduced an Ordinance approving a Planned Development Rezone with related Stage 1 and Stage 2 Development Plans for the Moller Ranch project; and waived the reading and introduced an Ordinance approving a Development Agreement between the City of Dublin and Braddock and Logan Services, Inc. for the Moller Ranch Project.



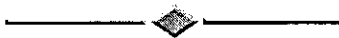
UNFINISHED BUSINESS

Proposed Financial Assistance to the Tri-Valley Housing Opportunity Center

8:20 PM 7.1

Milly Seibel, Executive Director Tri-Valley Housing Opportunity Center, provided public comment on this item.

On motion of Cm. Hart, seconded by Vm. Biddle and by unanimous vote, the City Council approved a \$51,667 appropriation from the Inclusionary Zoning In Lieu Fee Fund representing Dublin's share of the \$155,000 loan to the TVHOC to meet existing debt; authorized the City Manager to enter into a loan agreement with the Tri-Valley Housing Opportunity Center and the Cities of Livermore and Pleasanton as approved to form by the City Attorney; and authorized the City Manager to negotiate with the Cities of Livermore and Pleasanton and Tri-Valley Housing Opportunity Center regarding terms required for the recommended and additional financial assistance, including increased City oversight of TVHOC activities.



NEW BUSINESS

Comprehensive Annual Financial Report (CAFR) and Annual Audit for the Fiscal Year Ending June 30, 2012 And Supplemental Reports Completed By The Auditors

10:02 PM 8.1

On motion of Cm. Hart, seconded by Cm. Swalwell and by unanimous vote, the City Council received the report.



Holanda Lane General Plan Amendment Study Initiation Request

8:41:52 PM 8.2

Guy Huston, applicant representative, provided public comment on this item.

Becky High, Dublin resident, provided public comment on this item.

Ron Koutz, Dublin resident, provided public comment on this item.

Kurt Lundquist, Dublin resident, provided public comment on this item.

Keith Romano, Dublin resident, provided written comment on this item.

On motion of Mayor Sbranti, seconded by Cm. Hart and by majority vote (Cm. Swalwell voting no), the City Council adopted

RESOLUTION NO. 211 - 12

APPROVING THE INITIATION OF A GENERAL PLAN AMENDMENT STUDY TO CHANGE THE LAND USE DESIGNATION FOR A SINGLE RESIDENTIAL PARCEL AT 8010 HOLANDA LANE FROM SINGLE FAMILY RESIDENTIAL (0.9 TO 6.0 UNITS PER ACRE) TO MEDIUM DENSITY RESIDENTIAL (6.1 TO 14.0 UNITS PER ACRE)

and directed Staff to check in with the City Council on the four additional requirements detailed in the Staff Report.



**Green on Park Place General Plan and
Eastern Dublin Specific Plan Amendment Study Initiation Request**

10:11 PM 8.3

By consensus, the City Council agreed to move this item to the January 15, 2013 City Council meeting.



Appointment of Delegate to Attend the National League of Cities Congressional City Conference and Designation of Voting Delegate for the 2013 National League of Cities Annual Conference

10:12 p.m. 8.4

On motion of Mayor Sbranti, seconded by Cm. Hart, and by unanimous vote, the City Council appointed Cm. Haubert as a delegate, and Cm. Hart as an alternate, to attend the National League of Cities (NLC) Congressional City Conference in March 2013, and appointed Cm. Hart as voting delegate, and as an alternate Cm. Haubert, to attend and vote on the City's behalf at the NLC Annual Conference in November of 2013.



City Councilmember Dublin Pride Week Committee Appointments

10:17 PM 8.5

On motion of Mayor Sbranti, seconded by Cm. Hart and by unanimous vote, the City Council appointed Cm. Haubert and Vm. Biddle, with the new City Councilmember as the alternate, to the Dublin Pride Week Committee for the limited term of January 2013 through December 2013.



OTHER BUSINESS

10:20 PM

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).



CLOSED SESSION



A closed session was held at 10:40 PM, regarding:

- I. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Property: Alameda County Assessor's Parcel No. 941-2768-006-02
Agency Negotiator: Joni Pattillo, City Manager
Negotiating parties: MVP Development California, LLC and Union Pacific Railroad Company
Under negotiation: Price and terms of payment
- II. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Property: Alameda County Assessor's Parcel No. 941-0550-023-04
Agency Negotiator: Joni Pattillo, City Manager
Negotiating parties: MVP Development California, LLC and Union Pacific Railroad Company
Under negotiation: Price and terms of payment



REPORT ON CLOSED SESSION ACTION

The Mayor stated there was no reportable action regarding Closed Session.

ADJOURNMENT

10.1

There being no further business to come before the City Council, the meeting was adjourned at 11:07 p.m. in honor and memory of the victims of the tragedy in Connecticut, and in memory of Staff Sgt. Sean Diamond and our fallen troops. .

Minutes prepared by Caroline P. Soto, City Clerk.

Mayor

ATTEST:

City Clerk

