

REGULAR MEETING
Tuesday, September 20, 2016
Council Chamber, 100 Civic Plaza
DUBLIN CITY COUNCIL
A G E N D A

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REGULAR MEETING 7:00 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ORAL COMMUNICATIONS

3.1. Introduction to Commander of Camp Parks, LTC Gerald J. Hall STAFF REPORT

The City Council will receive an introduction to the new Commander of Camp Parks, Lieutenant Colonel Gerald J. Hall.

STAFF RECOMMENDATION:

Receive the introduction.

3.2. Informational Presentation on the Alameda County General Obligation Bond for Affordable Housing STAFF REPORT

The Alameda County Board of Supervisors has authorized a \$580 million general obligation bond for affordable housing to be considered by voters on the November 2016 ballot (Measure A1). Housing programs funded through the bond would help address the affordable housing needs (rental and ownership) of lower and middle income households in the County. County staff are now providing informational presentations to jurisdictions throughout the County to educate the public on the measure and programs proposed to be funded through bond proceeds.

STAFF RECOMMENDATION:

Receive the presentation on the Alameda County General Obligation Bond for Affordable Housing from staff of the Alameda County Housing and Community Development Department.

3.3. 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).

4. 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.

4.1. Minutes of the September 6, 2016 Regular City Council Meeting [STAFF REPORT](#)

The City Council will consider approval of the minutes of the September 6, 2016 Regular City Council meeting.

STAFF RECOMMENDATION:

Approve the minutes of the September 6, 2016 Regular City Council meeting.

4.2. 2016 Development Agreement Review [STAFF REPORT](#)

The City Council will receive a report on the annual review of Development Agreements to ensure compliance with the terms and provisions of the Agreements pursuant to the California Government Code, Sections 65864 - 65869.5, and to Chapter 8.56 of the Dublin Municipal Code.

STAFF RECOMMENDATION:

Adopt the **Resolution** finding that 1) the developers having obligations under the following Development Agreements have complied in good faith with the terms and provisions of the Agreements, and Supplemental Agreements as Amended, for the following projects: Brannigan Project, Dublin Crossings (Boulevard), Dublin Gateway Medical, Dublin Ranch Master Agreement (Areas A-H), Dublin Ranch Subarea 3 (Irongate), Dublin Ranch West (Wallis Ranch), Dublin Transit Center Master Agreement, Dublin Transit Center E-1 (Esprit), Heritage Park, Jordan Ranch, Moller Ranch, Schaefer Ranch South, and Sorrento East; and 2) conclude the Annual Development Agreement Review for 2016.

4.3. Payment Issuance Report and Electronic Funds Transfers [STAFF REPORT](#)

The City Council will receive a listing of payments issued from August 1, 2016 - August 31, 2016 totaling \$16,321,928.95.

STAFF RECOMMENDATION:

Receive the report.

4.4. Amendment to the Consulting Services Agreement with Swatt I Miers Architects for the City Council Chamber Renovation [STAFF REPORT](#)

The City Council will consider approval of an amendment to the consulting services agreement between the City of Dublin and Swatt I Miers Architects for the City Council Chamber Renovation.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving the First Amendment to the Agreement with Swatt I Miers Architects.

4.5. 2016 Walk and Roll to School Proclamation [STAFF REPORT](#)

The City of Dublin will work with the Dublin Unified School District (DUSD) and Safe Routes to Schools Alameda County to promote participation in International Walk to School Day, an annual event that encourages students and parents to consider walking and bicycling to school. This proclamation will declare the week of October 3rd through October 7th as “Walk and Roll to School Week” in the City of Dublin.

STAFF RECOMMENDATION:

Proclaim the week of October 3rd through October 7th as “Walk and Roll to School Week” in the City of Dublin.

4.6. Amendment to the Consulting Services Agreement with SmartWave Technologies [STAFF REPORT](#)

The City Council will consider approving an amendment to the consulting services agreement with SmartWave Technologies LLC for the design and installation of a no-fee public access Wi-Fi system within a portion of the Downtown area.

STAFF RECOMMENDATION:

Approve the **Resolution** Approving an Amendment to the Consulting Services Agreement with SmartWave Technologies LLC; and approve the budget change.

4.7. Amendments to Chapters 5.58, 8.08 and 8.12 of the Dublin Municipal Code Related to Non-Medical Marijuana Deliveries, Businesses and Cultivation, and to Medical Marijuana Businesses [STAFF REPORT](#)

The Control, Regulate and Tax Adult Use of Marijuana Act will be on the November 2016 ballot as Proposition 64 (“Prop. 64”). Prop. 64 would authorize a person 21 years of age or older to possess and use marijuana and to cultivate up to six living marijuana plants at a private residence. It allows cities and counties to prohibit marijuana businesses and outdoor cultivation and to regulate (but not prohibit) indoor cultivation of six or fewer plants.

In order to preserve the City Council's discretion to regulate non-medical marijuana to the greatest extent possible, the proposed ordinance would, if Prop. 64 passes, prohibit non-medical marijuana businesses and deliveries within the City of Dublin and would prohibit the outdoor cultivation of non-medical marijuana. The proposed ordinance would also regulate the indoor cultivation of up to six marijuana plants inside a private residence or accessory structure. The City would retain the authority to amend the Municipal Code’s provisions regarding marijuana in the future as the industry develops.

STAFF RECOMMENDATION:

Waive the reading and INTRODUCE an Ordinance of the City of Dublin Amending Chapters 5.58, 8.08 and 8.12 of the Dublin Municipal Code relating to Non-Medical Marijuana Deliveries, Businesses and Cultivation and to Medical Marijuana Businesses.

4.8. Emerald Glen Public Art Budget Increase and Agreement Amendment [STAFF REPORT SB 343](#)

The City Council will consider increasing the capital improvement budget for the Public Art Project - Emerald Glen Recreation and Aquatic Complex (PK0415). Engineering and bronze foundry production costs in the United States have increased significantly since the project was initially budgeted. Staff is requesting a budget increase (\$120,000) to produce the sculpture at a United States foundry as designed and approved by the City Council and to make associated amendments to the Agreement with the artist.

STAFF RECOMMENDATION:

Adopt the **Resolution** Amending the Public Art Agreement between the City of Dublin and Todji Kurtzman; and approve the budget change.

5. WRITTEN COMMUNICATION – NONE.

6. PUBLIC HEARING

6.1. Kaiser Dublin Medical Center Project [STAFF REPORT SB 343](#)

The City Council will consider the Kaiser Dublin Medical Center project, which allows up to 950,000 square feet of medical campus uses in three main buildings, 250,000 square feet of commercial uses, a parking structure, and associated site, roadway frontage, and landscape improvements. Requested land use approvals include a General Plan and Eastern Dublin Specific Plan Amendment to create new land use districts, Planned Development Rezoning (Stage 1 and Stage 2), and Site Development Review for the first phase of development (a 220,000 square foot medical office building). Certification of a Final Environmental Impact Report (EIR) and approval of a project-specific Development Agreement is also being considered.

STAFF RECOMMENDATION:

Conduct the public hearing; deliberate; and adopt the following **Resolutions**:

- a) Certifying an Environmental Impact Report, adopting Environmental Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program under CEQA for the Kaiser Dublin Medical Center Project;

- b) Amending the General Plan and the Eastern Dublin Specific Plan related to the Kaiser Dublin Medical Center project; and
- c) Approving Site Development Review Permit for Phase 1A of the Kaiser Dublin Medical Center project.

Staff further recommends that the City Council waive the readings, and INTRODUCE the following Ordinances:

- a) Amending the Zoning Map and approving a Planned Development Zoning District with a related Stage 1 Development Plan for the whole project site and a Stage 2 Development Plan for Phase 1A of the Kaiser Dublin Medical Center; and
- b) Approving a Development Agreement between the City of Dublin and Kaiser Foundation Hospitals related to the Kaiser Dublin Medical Center project.

7. UNFINISHED BUSINESS

7.1. Sean Diamond Park - Amendment to Capital Improvement Project to Accelerate Park Construction STAFF REPORT

The City Council will consider amending the capital project for Sean Diamond Park, accelerating the project from Fiscal Year 2017-18 to this Fiscal Year 2016-17.

STAFF RECOMMENDATION:

Amend the capital project titled "Sean Diamond Park (PK0216)" to accelerate the construction of the project from Fiscal Year 2017-18 to this Fiscal Year and approve the budget change.

8. NEW BUSINESS

8.1. 2016 Decorate Dublin Holiday Contest STAFF REPORT

The City Council will receive a presentation on a proposed Decorate Dublin Holiday Contest pilot program which seeks to promote holiday decorations and encourage shopping in Dublin businesses during the holiday shopping season.

STAFF RECOMMENDATION:

Accept the presentation.

8.2. Code Enforcement Update STAFF REPORT

The City Council will receive a report on code compliance activity within the City of Dublin and review the existing Enforcement Policy that was adopted by the City Council in 2009 and reaffirmed by the City Council in 2011.

STAFF RECOMMENDATION:

Receive the report and provide feedback to Staff as appropriate.

9. OTHER BUSINESS

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), 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.

Mission

The City of Dublin promotes and supports a high quality of life, ensures a safe and secure environment, and fosters new opportunities.