

COUNCILMEMBERS  
David Haubert, Mayor  
Arun Goel, Vice Mayor  
Melissa Hernandez  
Jean Josey  
Shawn Kumagai



Dublin Civic Center  
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Dublin, CA 94568  
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## Special Meeting of the DUBLIN CITY COUNCIL

**Tuesday, November 17, 2020**

**Location: Zoom Communications**

### **SPECIAL MEETING 7:00 PM**

#### **NOVEMBER 16, 2020 - UPDATED Meeting Procedure During Coronavirus (COVID-19) Outbreak:**

In keeping with the updated guidelines provided by the State of California and Alameda County Department of Public Health regarding gatherings during the coronavirus (COVID-19) outbreak, and recommendations to follow social distancing procedures, the City of Dublin will adopt the following practices during upcoming City Council meetings:

- Per normal practice, the meeting will be livestreamed and available at [www.TV30.org](http://www.TV30.org) for viewing and also broadcast live on Comcast T.V. channel 28 beginning at 7:00 p.m. and via the City's website at: <http://dublinca.iqm2.com/Citizens/default.aspx>
- To maximize public safety while maintaining transparency and public access, members of the public may participate in one of the following ways:
  - Speaker slip available at [www.dublin.ca.gov](http://www.dublin.ca.gov). The speaker slip will be made available at 10:00 a.m. on Tuesday, November 17, 2020. Upon submission, you will receive Zoom link information. Speakers slips will be accepted until the staff presentation on an agenda item ends, or until the public comment period on non-agenda items is closed.
  - Once connected, the public speaker will be connected to the Zoom webinar as an attendee and muted. The speaker will be able to see the meeting from inside Zoom.
  - When the agenda item upon which the individual would like to comment is addressed, the speaker will be announced in the meeting when it is his/her time to speak to the City Council. The speaker will then be unmuted for comment.

#### **1. CALL TO ORDER**

#### **2. PLEDGE OF ALLEGIANCE**

### **3. ORAL COMMUNICATIONS**

#### **3.1. Legislative Update from Senator Steve Glazer and Assemblymember Rebecca Bauer-Kahan**

The City Council will receive a legislative update from Steve Glazer, Senator for the 7<sup>th</sup> District, and Rebecca Bauer-Kahan, Assemblymember for the 16<sup>th</sup> District.

##### **STAFF RECOMMENDATION:**

Receive report.

#### **3.2. Proclamation in Recognition of Small Business Saturday (November 28, 2020) and Report on Holiday Shop Local Campaign [STAFF REPORT](#)**

The City Council will consider proclaiming November 28, 2020, as Small Business Saturday in Dublin. Additionally, the City Council will receive an update on the 2020 Holiday Shop Local Campaign.

##### **STAFF RECOMMENDATION:**

Present the proclamation and receive the report on the 2020 Holiday Shop Local Campaign.

#### **3.3. Recognition of 2020 Inside Dublin Participants [STAFF REPORT](#)**

The City Council will recognize the 2020 Inside Dublin participants.

##### **STAFF RECOMMENDATION:**

Recognize the 2020 Inside Dublin participants.

#### **3.4. 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. Approval of the November 3, 2020 Regular City Council Meeting Minutes [STAFF REPORT](#)**

The City Council will consider approval of the minutes of the November 3, 2020, Regular City Council meeting.

##### **STAFF RECOMMENDATION:**

Approve the minutes of the November 3, 2020, Regular City Council meeting.

#### **4.2. Accessory Dwelling Unit Ordinance Update (PLPA-2020-00035) [STAFF REPORT](#)**

The City Council will consider adopting an Ordinance initiating amendments to the Zoning Ordinance to comply with recent changes in State law addressing barriers to development of accessory dwelling units. Proposed amendments include changes to the development standards for minimum unit size, setbacks, and parking for ADUs and the addition of regulations for junior ADUs. The first reading of this ordinance was held at the November 3, 2020 Regular City Council Meeting.

##### **STAFF RECOMMENDATION:**

Waive the reading and adopt the Ordinance Approving Amendments to Dublin Zoning Ordinance Chapters 8.08, 8.12, 8.16, 8.20, 8.24, 8.36, 8.40, 8.65, 8.76, and 8.80 Regarding the Creation of Accessory Dwelling Units and Junior Accessory Dwelling Units Effective City-wide.

- 4.3. City Treasurer's Informational Report of Investments for the Quarter Ending September 30, 2020 [STAFF REPORT](#)**  
The City Council will receive an informational report of the City's investments through the quarter ending September 30, 2020 including a monthly transaction ledger. The City's investment portfolio for this period totaled \$296,195,245 (book value) with an average market yield of 0.34%. As required by the Policy, the City Treasurer (Administrative Services Director) affirms that the City is able to meet its expenditure requirements for the next six months.  
**STAFF RECOMMENDATION:**  
Receive the report.
- 4.4. Payment Issuance Report and Electronic Funds Transfers [STAFF REPORT](#)**  
The City Council will receive a listing of payments issued from October 1, 2020 - October 31, 2020 totaling \$6,832,051.67.  
**STAFF RECOMMENDATION:**  
Receive the report.
- 4.5. Contract with Willdan Energy Solutions for an Investment Grade Audit [STAFF REPORT](#)**  
The City Council will consider approving a contract with Willdan Energy Solutions to proceed with an Investment Grade Audit to develop energy efficiency and infrastructure improvement projects.  
**STAFF RECOMMENDATION:**  
Adopt the **Resolution** Approving a Design-Build Energy Savings Performance Contract with Willdan Energy Solutions.
- 4.6. Approval of Appointments to the Community Task Force on Equity, Diversity, and Inclusion [STAFF REPORT](#)**  
The City Council will consider appointments, recommended by the Mayor, to the Community Task Force on Equity, Diversity, and Inclusion.  
**STAFF RECOMMENDATION:**  
Appoint nine members and three alternates to the Community Task Force on Equity, Diversity, and Inclusion, as recommended by the Mayor.
- 4.7. Adoption of the City of Dublin Emergency Operations Plan [STAFF REPORT](#) [ATTACHMENT 2](#)**  
The City Council will consider adopting the City of Dublin Emergency Operation Plan (EOP), a guiding document for disaster response and recovery operations for the City. The EOP establishes emergency organization, concept of operations, and specific policies, general procedures, and processes for the coordination of the City's responsibilities as a member of the Alameda Operational Area along with other Operational Area organizations.  
**STAFF RECOMMENDATION:**  
Adopt the **Resolution** Adopting the City of Dublin Emergency Operation Plan.
- 4.8. Two-Year Strategic Plan Quarterly Update [STAFF REPORT](#)**  
The City Council will receive a quarterly status update on its Two-Year Strategic Plan, which sets forth the City Council's policy priorities for 2020-2022.  
**STAFF RECOMMENDATION:**  
Receive the report.
- 4.9. Iron Horse Trail Bridge at Dublin Boulevard – Safe Routes to BART Grant Funding Agreement with Bay Area Rapid Transit District [STAFF REPORT](#)**  
The City Council will consider approving a funding agreement with the San Francisco Bay Area Rapid Transit District for a Safe Routes to BART Grant of \$1.5 million for the Iron Horse Trail Bridge at Dublin Boulevard Project, CIP No. ST0118.  
**STAFF RECOMMENDATION:**  
Adopt the **Resolution** Approving a Funding Agreement with the San Francisco Bay Area

Rapid Transit District for the Iron Horse Trail Bridge at Dublin Boulevard Project, CIP No. ST0118.

**4.10. Amendment to the Community Benefit Program Agreement for the Cambria Hotel Project [STAFF REPORT](#)**

The City Council will consider approving a First Amendment to the Community Benefit Program Agreement with VP-RPG Dublin, LLC for the Cambria Hotel Project that includes a 90,700-square-foot, 138-room, four-story hotel on an approximately 76,000-square-foot parcel located at 7944-7950 Dublin Boulevard. The Amendment includes a term extension as well as clarifies language on the security deposit timing.

**STAFF RECOMMENDATION:**

Adopt the **Resolution** Approving a First Amendment to the City of Dublin Community Benefit Program Agreement between the City of Dublin and VP-RPG Dublin, LLC.

**4.11. Purchase and Sale Agreement with Dublin Historic Preservation Association**

**[STAFF REPORT](#)**

The City Council will consider approving a Purchase and Sale Agreement with the Dublin Historical Preservation Association for an approximate one-acre property located at 6558 Donlon Way in Dublin and associated actions.

**STAFF RECOMMENDATION:**

Adopt the **Resolution** Approving a Purchase and Sale Agreement with Dublin Historical Preservation Association for the Acquisition of Property on Donlon Way and Approving the Creation of a New Reserve Fund for the Acquisition and Associated Fees.

**4.12. Establishing Rules for the Selection of Vice Mayor [STAFF REPORT](#)**

The City Council will consider amending the rules for the selection of the Vice Mayor to remove the reference to the selection occurring at a specific meeting in even years.

**STAFF RECOMMENDATION:**

Approve the **Resolution** Establishing Rules for the Selection of Vice Mayor and Repealing Resolution No. 5-96.

**5. WRITTEN COMMUNICATION - NONE**

**6. PUBLIC HEARING - NONE**

**7. UNFINISHED BUSINESS - NONE**

**8. NEW BUSINESS**

**8.1. Affordable Rental Housing Funding Proposal [STAFF REPORT](#) [PRESENTATION](#)**

The City Council will receive a report and select a project to receive funding as part of the City's Notice of Funding Availability to construct affordable rental housing. The two proposals under consideration are: a 77-unit project that is part of a larger multi-phase project proposed by BRIDGE Housing at 6501 Golden Gate Drive, and a 121-unit project proposed by Eden Housing at 7922 Dublin Boulevard. An initial review of the two proposals has been completed and Staff is seeking City Council concurrence with the preliminary selection.

**STAFF RECOMMENDATION:**

Receive the report and provide direction on the selection of an affordable rental housing project.

**8.2. City of Dublin Home Rehabilitation Program [STAFF REPORT](#) [PRESENTATION](#)**

The City Council will receive a report on a proposed City of Dublin Home Rehabilitation Grant Program and provide direction. The proposed program would include grants to assist low-income households maintain their homes in a safe, livable condition and to prevent neighborhood blight.

**STAFF RECOMMENDATION:**

Receive the report and direct Staff to prepare a Home Rehabilitation Program for consideration by the City Council.

**8.3. Downtown Dublin Streetscape Plan (PLPA-2017-00012) [STAFF REPORT PRESENTATION](#)**

The City Council will consider adoption of the Downtown Dublin Streetscape Plan and associated implementation actions. The Downtown Dublin Streetscape Plan is a planning tool that will ensure a consistent look and feel for Downtown by creating a framework for future streetscape improvements. In addition to adoption of the Downtown Dublin Streetscape Plan, amendments to the citywide Streetscape Master Plan are proposed for consistency.

**STAFF RECOMMENDATION:**

Adopt the **Resolution** Adopting the Downtown Dublin Streetscape Plan and Amending the City of Dublin Streetscape Master Plan.

**8.4 Update from City Manager on COVID-19 Tier Changes**

The City Manager, acting in her capacity as the Director of Emergency Services, will provide the City Council with an update on changes to activity and business tiers resulting from the Governor's action, effective Tuesday, November 17, 2020. This update will include information issued by the Alameda County Health Officer.

**STAFF RECOMMENDATION:**

Receive report.

**9. OTHER BUSINESS**

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).

**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, fosters new opportunities, provides equity across all programs, and champions a culture of diversity and inclusion.*