

REVISED

REGULAR MEETING
Tuesday, November 18, 2014
DUBLIN CIVIC CENTER, 100 Civic Plaza
DUBLIN CITY COUNCIL
A G E N D A

- *Agendas and Staff Reports are posted on the City's Internet Website (www.dublin.ca.gov)*
- *Agendas may be picked up at the City Clerk's Office for no charge, or to request information on being placed on the annual subscription list, please call 833-6650.*
- *A complete packet of information containing Staff Reports and exhibits related to each item is available for public review at least 72 hours prior to a City Council Meeting or, in the event that it is delivered to City Councilmembers less than 72 hours prior to a City Council Meeting, as soon as it is so delivered. The packet is available in the City Clerk's Office and also at the Dublin Library.*

CALL TO ORDER & CLOSED SESSION 5:30 P.M.

PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: City Manager

REGULAR MEETING 7:00 PM

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG**
2. **REPORT ON CLOSED SESSION**
3. **ORAL COMMUNICATIONS**
 - 3.1. **Recognition of 2014 Inside Dublin Participants** [\[STAFF REPORT\]](#)

The City Council will recognize the 2014 Inside Dublin participants.
STAFF RECOMMENDATION:
Recognize the 2014 Inside Dublin participants.
 - 3.2. **2014 Business Anniversary Awards** [\[STAFF REPORT\]](#)

The City Council will recognize those businesses that have been in Dublin 20, 25, 30, 35, 40, 45 and 50 years.
STAFF RECOMMENDATION:
Recognize those businesses that have been in Dublin 20, 25, 30, 35, 40, 45 and 50 years.
 - 3.3. **All American Label Recognition for Environmental Efforts** [\[STAFF REPORT\]](#)

The City Council will present a certificate of appreciation to All American Label for its example to the community for their pursuit of renewable energy sources. Specifically, All American Label has installed a solar power system at its facility, curtailing the high cost of energy and reducing its carbon footprint within the community.
STAFF RECOMMENDATION:
Formally recognize All American Label.
 - 3.4. **Recap of splatter Event** [\[STAFF REPORT\]](#)

The City Council will receive a recap of the 2014 splatter Event.
STAFF RECOMMENDATION: Receive the presentation.
 - 3.5. **2014 Dublin Farmers' Market Recap; Recognition of Sponsors and Supporters** [\[STAFF REPORT\]](#)

The City Council will present Certificates of Recognition to the sponsors and supporters of the 2014

Dublin Farmers' Market. Staff will also offer a re-cap of the 2014 season.

STAFF RECOMMENDATION:

Receive the Staff report, formally accept the contributions, and present the Certificates of Recognition.

3.6. DSRSD End-of-Year Drought Update [\[STAFF REPORT\]](#)

The City Council will receive a presentation from Bert Michalczyk, General Manager for the Dublin San Ramon Services District, updating the City Council on the current drought conditions and providing a summary of efforts and accomplishments to conserve water citywide during the drought emergency.

STAFF RECOMMENDATION:

Receive the presentation.

3.7. Public Comments

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 November 4, 2014 Adjourned Regular City Council Meeting [\[STAFF REPORT\]](#)

The City Council will consider approval of the minutes of the Adjourned Regular City Council meeting of November 4, 2014.

STAFF RECOMMENDATION:

Approve the minutes of the Adjourned Regular City Council meeting of November 4, 2014.

4.2. Reaffirm Continued Participation in Alameda County Urban County for Community Development Block Grant Funds [\[STAFF REPORT\]](#)

The U.S. Department of Housing and Urban Development has requested that the Alameda County Urban County submit resolutions from each participating agency reaffirming authorization to participate in the Alameda County Urban County for Community Development Block Grant (CDBG) funds. The City Council originally authorized participation in the program on June 17, 2014, Resolution No. 109-14. Approving this new resolution will ensure the City meets HUD requirements and retains eligibility to receive funding.

STAFF RECOMMENDATION:

Adopt the **Resolution** Reaffirming the Authorization of the Continued Participation of the City of Dublin in the Alameda County Urban County for Community Development Block Grant Funds and Execution of the Revised Cooperation Agreement on September 16, 2014 by the City Manager.

4.3. Introduction of Ordinance Amending Chapter 2.24 of the Dublin Municipal Code Pertaining to the City's Conflict of Interest Code [\[STAFF REPORT\]](#)

The Political Reform Act requires the City to adopt a conflict of interest code that designates the employment positions that are required to file statements of economic interests under the Act. The Act requires the City to biennially review the conflict of interest code to determine whether any changes in the City organization necessitate a revision to the Code. Following such review, Staff is presenting an ordinance that would designate four new positions required to file statements of economic interest.

STAFF RECOMMENDATION:

Waive the reading and **INTRODUCE** an Ordinance Amending Dublin Municipal Code Chapter 2.24, Relating to the City's Conflict of Interest Code.

4.4. Check Issuance Report and Electronic Funds Transfers [\[STAFF REPORT\]](#)

The City Council will receive a listing of payments issued from October 1, 2014 – October 31, 2014

totaling \$3,350,622.34.

STAFF RECOMMENDATION:

Receive the report.

4.5. City Treasurer's Informational Report of Investments for the Quarter Ending September 30, 2014 [\[STAFF REPORT\]](#)

The City of Dublin's Investment Policy calls for a semi-annual report of investments. This report is for the quarter ending September 30, 2014, and includes a monthly transaction ledger. The City's investment portfolio for this period totaled \$158,150,754 (book value) with an average book yield of 0.56%. All investment transactions continue to comply with the City's Investment Policy and the California Government Code. 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.

4.6. Authorization of Staff to Purchase Personal Body-Worn Video Cameras and Approval of Budget Change Utilizing Asset Seizure Funds [\[STAFF REPORT\]](#)

In recent years, law enforcement agencies have been experimenting with and using body-worn video cameras. Staff conducted research and found those departments utilizing body-worn video cameras experienced a reduction in agency liability and citizen complaints. Additionally, the cameras protected officers from false accusations as well as provided evidence which could be used in court. Although there are several different types of body-worn video cameras produced for law enforcement, Staff is recommending the VIEVU LE3, as these cameras best meet the needs of the agency. The purchase of 54 VIEVU LE3 units will outfit every sworn member of Dublin Police Services, as well as the Sheriff's Technician assigned to the Traffic Unit with a body-worn video camera.

STAFF RECOMMENDATION:

Adopt the **Resolution** Authorizing the Procurement of 54 VIEVU LE3 body-worn video cameras from Adamson Police Products, and approve the budget change.

4.7. Acceptance of Work – Contract No. 14-01, Crosswalk Improvements at Amador Valley Boulevard (Between Regional Street and Starward Drive) [\[STAFF REPORT\]](#)

Contract No. 14-01 (CIP ST1413) installed pedestrian activated flashing beacons, constructed center median and driveway improvements, and improved signing and striping to increase pedestrian and vehicle safety at the mid-block crosswalk on Amador Valley Boulevard.

STAFF RECOMMENDATION:

Accept Improvements under Contract No. 14-01, Crosswalk Improvements at Amador Valley Boulevard (Between Regional Street and Starward Drive), and Release Retention after 35 days if there are no Subcontractor Claims.

4.8. Approval of Final Map and Tract Improvement Agreement, Approval of Agreement for Long-Term Encroachment for Landscape Features, Approval of Stormwater Treatment Measures Maintenance Agreements, and Acceptance of Park Land Dedication In-Lieu Credits for Tract 8142, Jordan Ranch, Neighborhood 2 (Toll CA III, L.P.) [\[STAFF REPORT\]](#)

Toll CA III, L.P., a California Limited Partnership, is filing a Final Map for Tract 8142 (Jordan Ranch, Neighborhood 2) to create 36 individual lots for the construction of 36 homes. Tract 8142 is bounded to the north by Sunset View Drive, to the east by Table Mountain Drive, to the south by Panorama Drive, and to the west by Sunset View Court, Panorama Court and Tract 8179.

STAFF RECOMMENDATION:

1) Adopt the **Resolution** Approving the Final Map and Tract Improvement Agreement for Tract 8142, Jordan Ranch, Neighborhood 2; 2) Adopt the **Resolution** Approving the Agreement for Long Term Encroachment for Landscape Features with Tract 8142, Jordan Ranch, Neighborhood 2; 3) Adopt the **Resolution** Approving the Stormwater Treatment Measures Maintenance Agreements with Tract 8142, Jordan Ranch, Neighborhood 2; and 4) Adopt the **Resolution** Accepting Park Land Dedication In-Lieu Credits for Park Land Dedication Requirements for Tract 8142, Jordan Ranch, Neighborhood 2.

5. **WRITTEN COMMUNICATION** None.

6. **PUBLIC HEARINGS**

6.1. **Draft 2015-2023 Housing Element Update General Plan Amendment (PLPA-2013-00031)**

[STAFF REPORT]

The State of California requires local governments to adopt a comprehensive, long-term General Plan for the physical development of the City. The Housing Element is one of seven State-mandated elements of a General Plan and must address the existing and projected housing needs for all economic segments of the community. State law requires that Housing Elements be updated and adopted within 120 days of January 31, 2015. The Planning Commission adopted Resolution 14-55 recommending City Council adoption of General Plan Amendment for the 2015-2023 Housing Element update. The City Council is being asked to adopt the General Plan Amendment for the 2015-2023 Housing Element update.

STAFF RECOMMENDATION:

Conduct the public hearing, deliberate, and adopt the **Resolution** Adopting a Negative Declaration for the 2015-2023 Housing Element Update; and adopt the **Resolution** Adopting a General Plan Amendment for the 2015-2023 Housing Element Update.

6.2. **Amendments to Dublin Zoning Ordinance Chapters 8.08 (Definitions), 8.12 (Zoning Districts and Permitted Uses of Land), 8.40 (Accessory Structures and Uses Regulations), 8.64 (Home Occupations Regulations), 8.76 (Off-Street Parking and Loading Regulations), and 8.116 (Zoning Clearance) and the creation of Chapter 8.65 (Cottage Food Operations) (PLPA-2014-00031)**

[STAFF REPORT]

Assembly Bill (AB) 1616 allows individuals to prepare and/or package certain foods in private-home kitchens referred to as “cottage food operations.” The enactment of AB 1616 provides cottage food operators with the opportunity to operate a small scale food business from their private home and requires that cities and counties allow them. However, AB 1616 also permits the adoption of local ordinances to impose reasonable standards, restrictions and requirements concerning spacing and concentration, traffic control, parking and noise control. AB 1616 also requires that cottage food operators be registered or permitted by the local environmental health agency before commencing business. Staff is proposing that the Zoning Ordinance be amended to allow cottage food operations to be permitted by-right in residential areas subject to certain standards appropriate for a home based business and consistent with State law. Minor amendments to the existing Home Occupations Regulations are also proposed for clarity and internal consistency.

STAFF RECOMMENDATION:

Conduct the public hearing, deliberate, waive the reading and **INTRODUCE** an Ordinance Approving Amendments to Dublin Zoning Ordinance Chapters 8.08 (Definitions), 8.12 (Zoning Districts and Permitted Uses of Land), 8.40 (Accessory Structures and Uses Regulations), 8.64 (Home Occupation Regulations), 8.76 (Off-Street Parking and Loading Regulations), and 8.116 (Zoning Clearance) and the creation of Chapter 8.65 (Cottage Food Operations).

6.3. **Zoning Ordinance Amendment to Chapter 8.76 (Off-Street Parking and Loading) related to the Village Parkway Pilot Parking Program (PLPA-2014-00051) [STAFF REPORT]**

The City Council will review City-initiated amendments to Chapter 8.76 (Off-Street Parking and Loading) of the Dublin Zoning Ordinance to extend the program to temporarily eliminate the parking standards in the Downtown Dublin Specific Plan Village Parkway District for an additional five (5) years. The existing program has been in effect since January 2013 and will expire in January 2015 unless renewed. The proposed amendments will also establish a parking standard for new commercial construction.

STAFF RECOMMENDATION:

Conduct the public hearing, deliberate, waive the reading and **INTRODUCE** an Ordinance Approving a Zoning Ordinance Amendment to Chapter 8.76 (Off-Street Parking and Loading) related to the

Village Parkway Pilot Parking Program.

6.4. Tennis Court Use Policy and Rental Fee Schedule [\[STAFF REPORT\]](#)

The City Council will consider amendments to the Tennis Court Use Policy, which was last updated in 2010 to include the Fallon Sports Park tennis courts. Staff is proposing updates to the Policy to include the addition of the Dublin High School Tennis Complex and the tennis court at Schaefer Ranch Park, and to modify the Policy language to make it consistent with other City Facility Use Policies.

STAFF RECOMMENDATION:

Conduct the public hearing, deliberate, and adopt the **Resolution** Amending the Facility Use Policy and Rental Fees for Use of Tennis Courts.

7. UNFINISHED BUSINESS

7.1. Fallon Sports Park Phase II, Contract No. 14-15 - Authorization to Bid [\[STAFF REPORT\]](#)

On February 18, 2014, the City Council approved the Phase II Master Plan and the scope of work. Based on the number of additional amenities requested by user groups, the City Council directed Staff to include the Playground and Soccer Field Lighting as additive alternatives to the base bid improvements. With the bid documents nearing completion, Staff is seeking City Council approval on one of two options for the playground design and authorization to bid Fallon Sports Park – Phase II with additional bid alternatives.

STAFF RECOMMENDATION:

Select the preferred playground alternative; and, authorize Staff to advertise Fallon Sports Park – Phase II Contract No. 14-15 for bids with the alternates as proposed.

7.2. Marketing and Branding Update: Revised Logo Options [\[STAFF REPORT\]](#)

The City Council will review the two revised logo options prepared to be used for marketing and branding efforts.

STAFF RECOMMENDATION:

Staff recommends that the City Council review the revised marketing and branding logo options and provide feedback and direction.

8. NEW BUSINESS

8.1. Veterans Family Apartments Project [\[STAFF REPORT\]](#)

The City Council will receive an update on the proposed Veterans Family Apartments project located at 6707 Golden Gate Drive. The City Council will also: 1) Consider a request from Eden Housing Inc. for a loan commitment letter in the amount of \$6.4 million; and 2) Consider entering into an Option Agreement with Eden Housing, Inc. for the affordable housing project.

STAFF RECOMMENDATION:

- 1) Authorize the City Manager to execute a loan commitment letter to Eden Housing for grant application / fundraising purposes;
- 2) Direct Staff to include a reserve in the Affordable Housing Fund for a future loan of \$6.4 million to Eden Housing, Inc.;
- 3) Adopt the **Resolution** Approving an Option Agreement between the City of Dublin and Eden Housing, Inc. on Property to be Developed for an Affordable Housing Project; and
- 4) Direct Staff to negotiate a Regulatory Agreement, Loan Agreement, and other documents necessary to develop the project for City Council consideration at a future meeting.

8.2. Library Expansion: Center for 21st Century Skills [\[STAFF REPORT\]](#)

The 2014-2019 Capital Improvement Program has funding to build out the expansion space adjacent to the Children's Area at the Dublin Public Library. This project is a partnership between the City of Dublin and Alameda County Library and will provide tenant improvements, furnishings and technology for a unique multi-function space. The City Council will receive an update on the partnership, design and construction plans.

STAFF RECOMMENDATION:

Provide feedback on the proposed program and design, and authorize Staff to advertise the project for

bids.

8.3. Downtown Investment Strategy [\[STAFF REPORT\]](#)

The City Council, at its October 7th meeting, requested that Staff bring back options for expending the Downtown Reserve on projects in downtown Dublin. Staff has developed, for the City Council's consideration, an infrastructure and economic development investment strategy appropriating the Downtown Reserve, which would make the downtown area more pedestrian friendly and aesthetically pleasing. The City Council will consider possible projects to be funded by the \$1 million Downtown Public Improvements reserve.

STAFF RECOMMENDATION:

Review the proposed projects in the Infrastructure and Economic Development Investment Strategy or provide Staff with alternative direction.

8.4. Fiscal Year 2014-15 First Quarter Financial Review [\[STAFF REPORT\]](#)

The City Council will receive a financial report on the first quarter for Fiscal Year 2014-15 and consider amendments to the Fiscal Year 2014-15 Budget.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving a First Quarter Budget Amendment to the City of Dublin's Fiscal Year 2014-15 Budget.

9. OTHER BUSINESS

Brief INFORMATION ONLY reports from Council and/or Staff, including Committee Reports and Reports by Council related to Meetings at City Expense (AB1234).

10. ADJOURNMENT – In memory of Staff Sgt. Sean Diamond and our fallen troops.

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 which ensures a safe and secure environment that fosters new opportunities.

Vision

Dublin is a vibrant city committed to its citizens, natural resources, and cultural heritage. As Dublin grows, it will balance history with progress, to sustain an enlightened, economically balanced and diverse community.

Dublin is unified in its belief that an engaged and educated community encourages innovation in all aspects of City life, including programs to strengthen our economic vitality, and support environmental stewardship and sustainability through the preservation of our natural surroundings. Dublin is dedicated to promoting an active and healthy lifestyle through the creation of first-class recreational opportunities, facilities and programs.