



DUBLIN
CALIFORNIA

Righetti Property

Community Meeting
June 21 and 22, 2023

Meeting Agenda

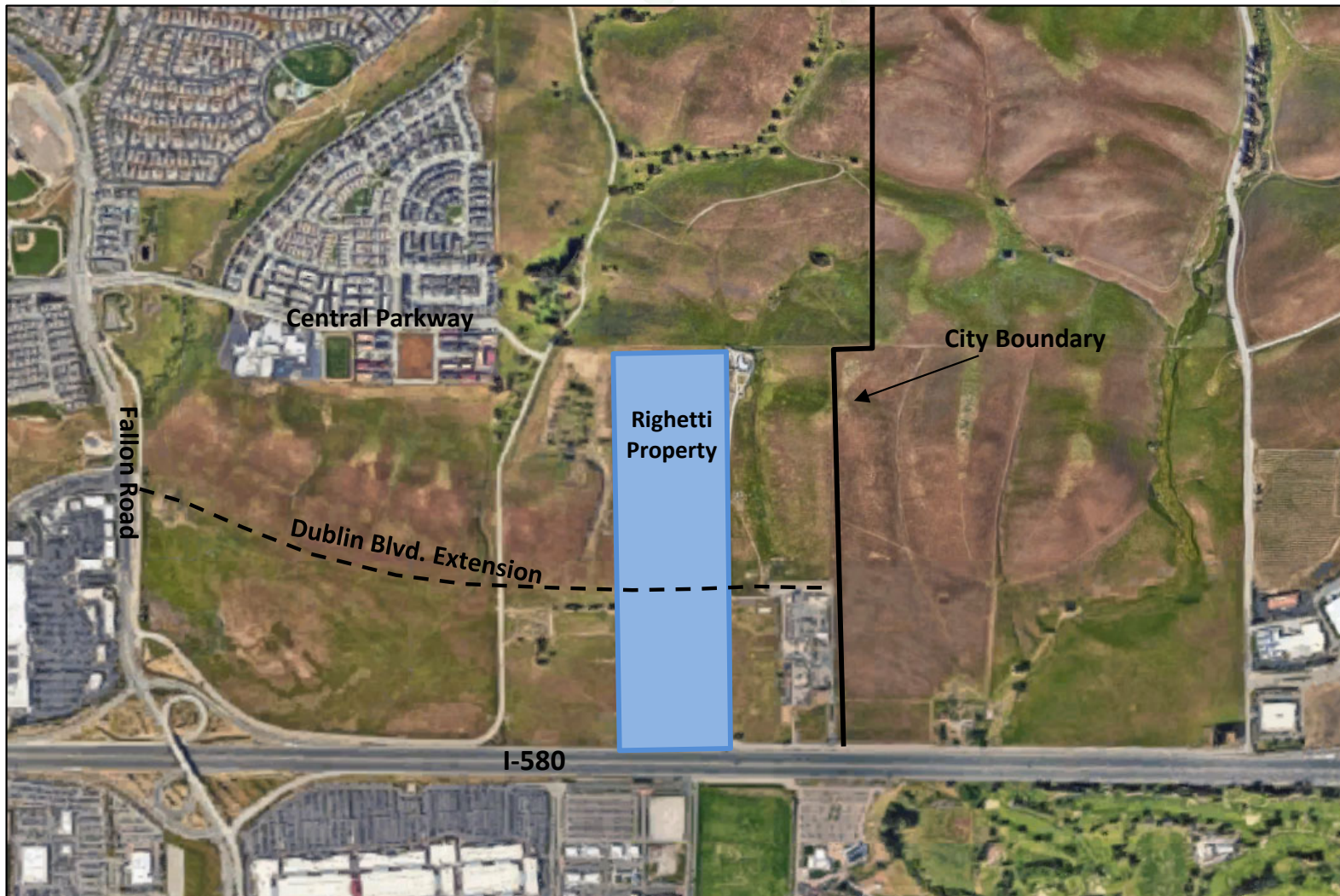
Wednesday June 21	Thursday June 22	
7:00 – 7:05	6:00 – 6:05	Arrival and Introductions
7:05 - 7:10	6:05 - 6:10	Overview of the City's Development Application Review Process
7:10 – 7:25	6:10 – 6:25	Project Overview
7:25	6:25	Questions & Answers
By 8:00	By 7:00	Thank you and Good Evening

Development Review Process

- Righetti Partners(Applicant)
- Application Submittal / Review
 - Vesting Tentative Map
 - Planned Development Rezone
 - Development Agreement
- Application is ultimately acted on by City Council
(Planning Commission recommendation)

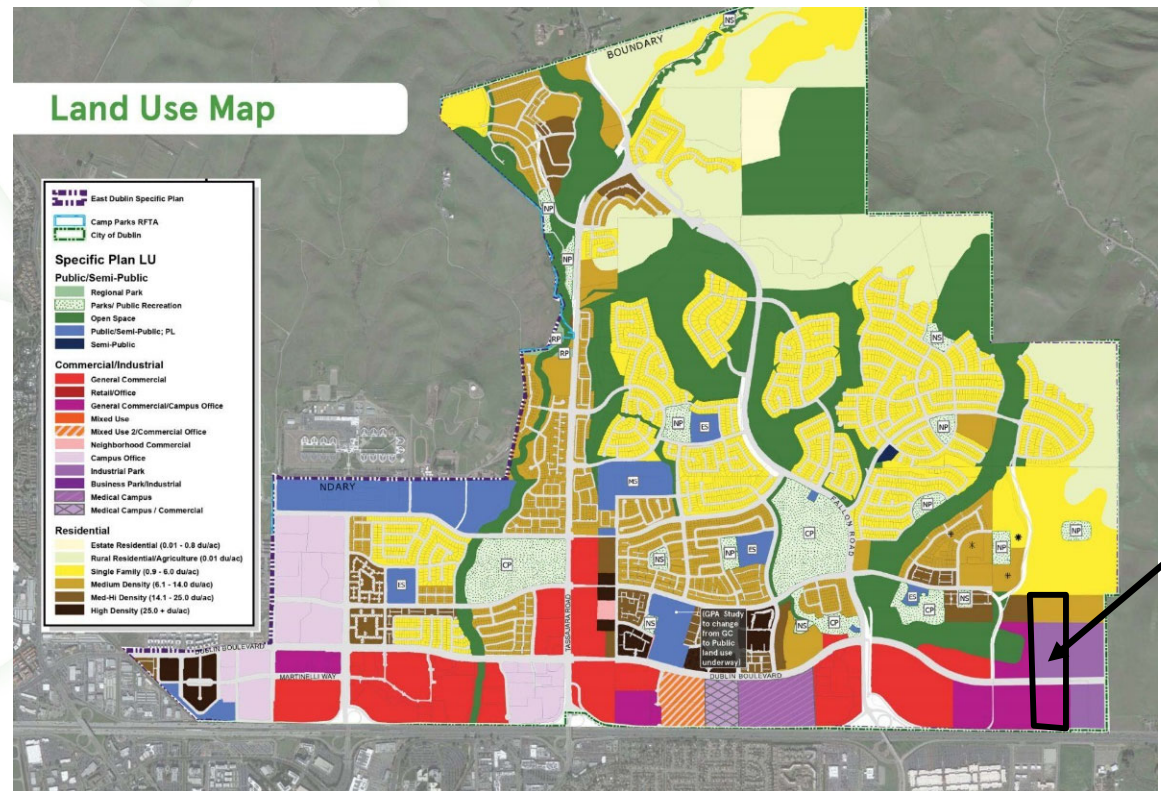


Project Location



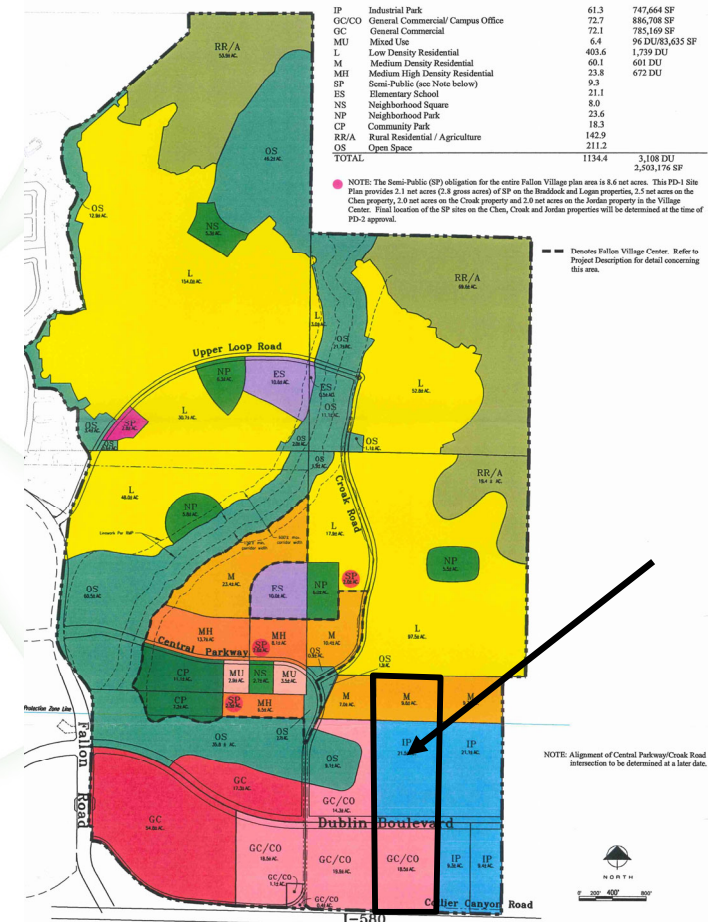
Background

- 1994 - City Council adopted subsequently amended Eastern Dublin Specific Plan (EDSP).
- Comprehensive land use program for the 3,300+ acre planning area.



Background Cont.

- 2005 - City Council adopted Ordinance No. 32-05 amending the GP and EDSP for Fallon Village including, amending adopting Planned Development (PD) zoning with Stage 1 Development Plan establishing regulations for allowed land uses



Proposed Project



Vicinity Map

Dublin Boulevard (Future)

I-580

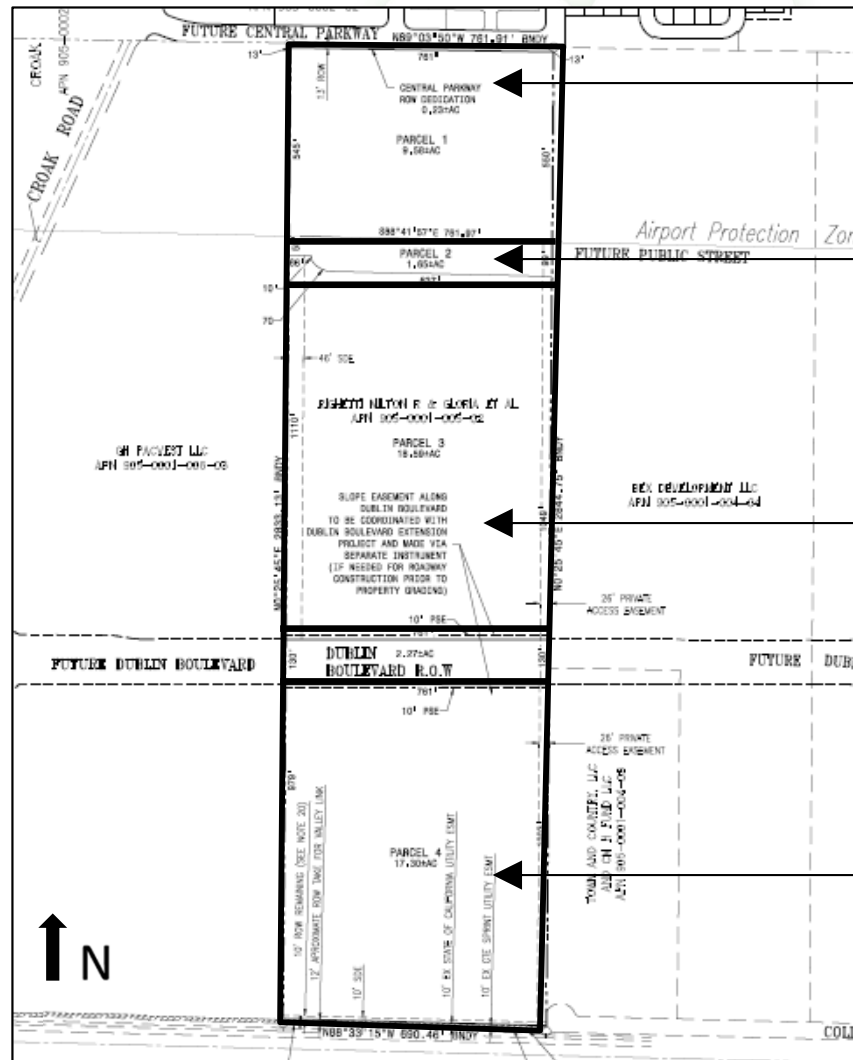


Residential
9.8 acres
8-10 du/ac
96 units

Industrial
21.37 Acres
.40 FAR
372,350 SF

**General
Commercial /
Campus
Office**
18.43 Acres
.40 FAR
321,125 SF

Vesting Tentative Parcel Map



Parcel 1
Medium Density Residential

Parcel 2
Water Quality Facility

Parcel 3
Industrial Park

Parcel 4
**General Commercial /
Campus Office**

Planned Development Rezone

- Planned Development Ordinance No. 32-05
 - Fallon Village (2005)
 - Stage 1 Development Plan
- Proposed Rezone
 - Stage 2 Development Plan
 - Amendments to Stage 1 Development Plan

PD Development Standards

Residential:

- Single Family and Attached Multi-family
- Lot size, setbacks, lot coverage, parking
- Height Limit - 35 Feet (SF) and 40 Feet (MF)

Industrial:

- Setbacks, parking
- Height Limit – 35 Feet
- Maximum FAR
 - .40 FAR for warehousing uses and .35 FAR for all other uses

General Commercial/Campus Office:

- Setbacks, parking
- Height Limit – 35 Feet
- Maximum FAR .80

PD Architectural Standards

Residential:

- Farmhouse
- Spanish Revival
- Contemporary
- Tuscan
- Prairie



Industrial/General Commercial/Campus Office:

- Pedestrian-scale
- Mass and Scale
- Entries and articulation
- Sustainability (EDSP)



Next Steps

- Planning Commission
- City Council
- Stay Informed
 - Sign Up for “Notify Me” for Development Projects
 - Righetti Property Project Interested Parties List
- Email: Amy.million@dublin.ca.gov



Questions

