



Regular Meeting of the **DUBLIN PLANNING COMMISSION**

Tuesday, December 12, 2023

**Location: City Council Chamber
100 Civic Plaza
Dublin, CA 94568**

Regular Meeting 7:00 PM

Additional Meeting Procedures

Regular Planning Commission Meetings will be livestreamed on the City's website beginning at 7:00 p.m. at www.dublin.ca.gov/planningmeetings.

For the convenience of the City and as a courtesy to the public, members of the public who wish to offer comments electronically have the option of giving public comment via Zoom, subject to the following procedures:

- Fill out an online speaker slip available at <https://dublin.ca.gov/83/Planning-Commission>. The speaker slip will be made available at 10:00 a.m. on the morning of the meeting. Upon submission, you will receive the Zoom link information. Speakers slips will be accepted until the public comment period ends, or until the public comment period on non-agenda items is closed.
- Once connected to the Zoom platform using the Zoom link information provided, the public speaker will be added to the Zoom webinar as an attendee and muted. The speaker will be able to observe the meeting from the Zoom platform.
- When the agenda item upon which the individual would like to comment is addressed, the recording secretary will announce the speaker in the meeting when it is their time to give public comment. The speaker will then be unmuted to give public comment via Zoom.
- Technical difficulties may occur that make the option unavailable, and, in such event, the meeting will continue despite the inability to provide the option.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **PRESENTATIONS**

4. **PUBLIC COMMENT**

At this time, the public is permitted to address the Planning Commission 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 Planning Commission 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 Planning Division related to the proper procedure to place an item on a future Planning Commission agenda. The exceptions under which the Planning Commission 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).

5. **CONSENT CALENDAR**

Consent Calendar items are typically non-controversial in nature and are considered for approval by the Planning Commission with one single action. Members of the audience, Staff or the Planning Commission who would like an item removed from the Consent Calendar for purposes of public input may request the Chair to remove the item.

- 5.1 **Approval of the October 24, 2023 Planning Commission Meeting Minutes**

Draft Minutes of the October 24, 2023 Planning Commission Meeting.

STAFF RECOMMENDATION:

Approve the Minutes of the October 24, 2023 Planning Commission Meeting.

[Staff Report](#)

[Attachment 1 - Draft Minutes of October 24, 2023 Planning Commission Meeting](#)

6. **PUBLIC HEARING**

- 6.1 **Hexcel Redevelopment (PLPA-2022-00038)**

The property owner, Overton Moore Properties, proposes to redevelop an 8.81-acre site located at 11711 Dublin Boulevard. The project would demolish the existing 62,175-square-foot Hexcel research and development building and construct a new 125,304-square-foot light industrial building to appeal to advanced manufacturing and life science uses with 217 parking stalls and related site improvements. Requested approvals include a Planned Development Rezone Stage 1 and Stage 2 Development Plan, Site Development Review Permit and Heritage Tree Removal Permit. The Planning Commission will consider the Hexcel Redevelopment project and make a recommendation to City Council regarding the project and certification of the Final Environmental Impact Report.

STAFF RECOMMENDATION:

Conduct a public hearing, deliberate and adopt the **Resolution** recommending that the City Council certify the Final Environmental Impact Report and approve a Planned Development Rezone Stage 1 and Stage 2 Development Plan, Site Development Review Permit and Heritage Tree Removal Permit for the Hexcel Redevelopment project.

[Staff Report](#)

[Attachment 1 - Planning Commission Resolution Recommending Approval of the Hexcel Redevelopment Project](#)

[Attachment 2 - Exhibit A to Attachment 1 Draft Planned Development Ordinance for the Hexcel Redevelopment Project](#)

[Attachment 3 - Exhibit B to Attachment 1 Resolution Approving a Site Development Review Permit and Heritage Tree Removal Permit for the Hexcel Redevelopment Project](#)

[Attachment 4 - Exhibit A to Attachment 3 Hexcel Redevelopment Project Plans](#)

[Attachment 5 - Preliminary Arborist Report](#)

[Attachment 6 - Final Environmental Impact Report](#)

6.2 Dublin Municipal Code Amendments to the Inclusionary Zoning Regulations (Chapter 8.68) (PLPA-2023-00032)

The City Council's Two-Year Strategic Plan includes a review of the Inclusionary Zoning Regulations. The City Council received a report on September 19, 2023, and directed Staff to prepare amendments to the Inclusionary Zoning Regulations. Staff has prepared amendments to the Inclusionary Zoning Regulations based on this direction. These amendments include lowering the applicability of the regulations to residential development projects of 10 or more units, creating separate affordability requirements for ownership and rental units, resetting the 55-year affordable resale restriction upon transfer of ownership, and applying selection criteria to resale of ownership units. The Planning Commission is being requested to review the proposed amendments to the Inclusionary Zoning Regulations and make a recommendation to the City Council.

STAFF RECOMMENDATION:

Conduct the public hearing, deliberate and adopt a Resolution recommending City Council approval of amendments to Dublin Municipal Code Chapter 8.68 (Inclusionary Zoning Regulations).

[Staff Report](#)

[Attachment 1 - Resolution Recommending City Council Approval of Amendments to Dublin Municipal Code Chapter 8.68 \(Inclusionary Zoning Regulations\)](#)

[Attachment 2 - Exhibit A to Attachment 1 - Ordinance Approving Amendments to Dublin Municipal Code Chapter 8.68 \(Inclusionary Zoning Regulations\)](#)

[Attachment 3 - Redlined Version of Amendments to Inclusionary Zoning Regulations](#)

[Attachment 4 - City Council Staff Report dated August 15, 2023](#)

[Attachment 5 - City Council Staff Report dated September 19, 2023](#)

7. UNFINISHED BUSINESS

8. NEW BUSINESS

8.1 The Dublin Centre (PLPA-2023-00029)

The Planning Commission will hold a Study Session and receive a presentation on the proposed Dublin Centre project. The Applicant, Landsea Homes, is proposing to develop 500 residential units and approximately 38,000 square feet of retail commercial development on 50.04 acres of the former SCS Property. Requested approvals include a Site Development Review Permit and Vesting Tentative Tract Maps. No action will be taken, or approvals granted for the project at this meeting. A future public hearing will be scheduled for the Planning Commission to formally consider the project and a public notice will be provided.

STAFF RECOMMENDATION:

Receive presentations from Staff and the Applicant.

Staff Report

[Attachment 1 - Landscape Plans](#)

[Attachment 2 - Civil Sheets](#)

[Attachment 3 - Single Family PA3 and PA4](#)

[Attachment 4 - Townhomes PA2 and PA3](#)

[Attachment 5 - Shophouses and Commercial PA2](#)

[Attachment 6 - Project Plans - Vesting Tentative Map](#)

9. **STAFF AND COMMISSIONER REPORTS**

Brief information only reports from Planning Commission and/or Staff, including committee reports and reports by Planning Commission 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) (ADA, 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. Upon receiving a request, the City will swiftly resolve requests for reasonable accommodation for individuals with disabilities, consistent with the federal ADA, and resolve any doubt in favor of accessibility.

Agenda materials that become available within 72 hours in advance of the meeting, and after publishing of the agenda, will be available at Civic Center, 100 Civic Plaza, and will be posted on the City's website at www.dublin.ca.gov/ccmeetings.

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.