

Dublin Fallon 580 Project

Community Meeting
March 27 & 28, 2024
April 3, 2024



Meeting Agenda

Wednesday March 27	Thursday March 28	Wednesday April 3	
7:00 – 7:05	6:00 – 6:05	7:00 – 7:05	Arrival and Introductions
7:05 - 7:10	6:05 - 6:10	7:05 - 7:10	Overview of the City's Development Application Review Process
7:10 – 7:25	6:10 – 6:25	7:10 – 7:25	Project Overview
7:25	6:25	7:25	Questions & Answers
By 8:00	By 7:00	By 8:00	Thank you and Good Evening



Development Review Process

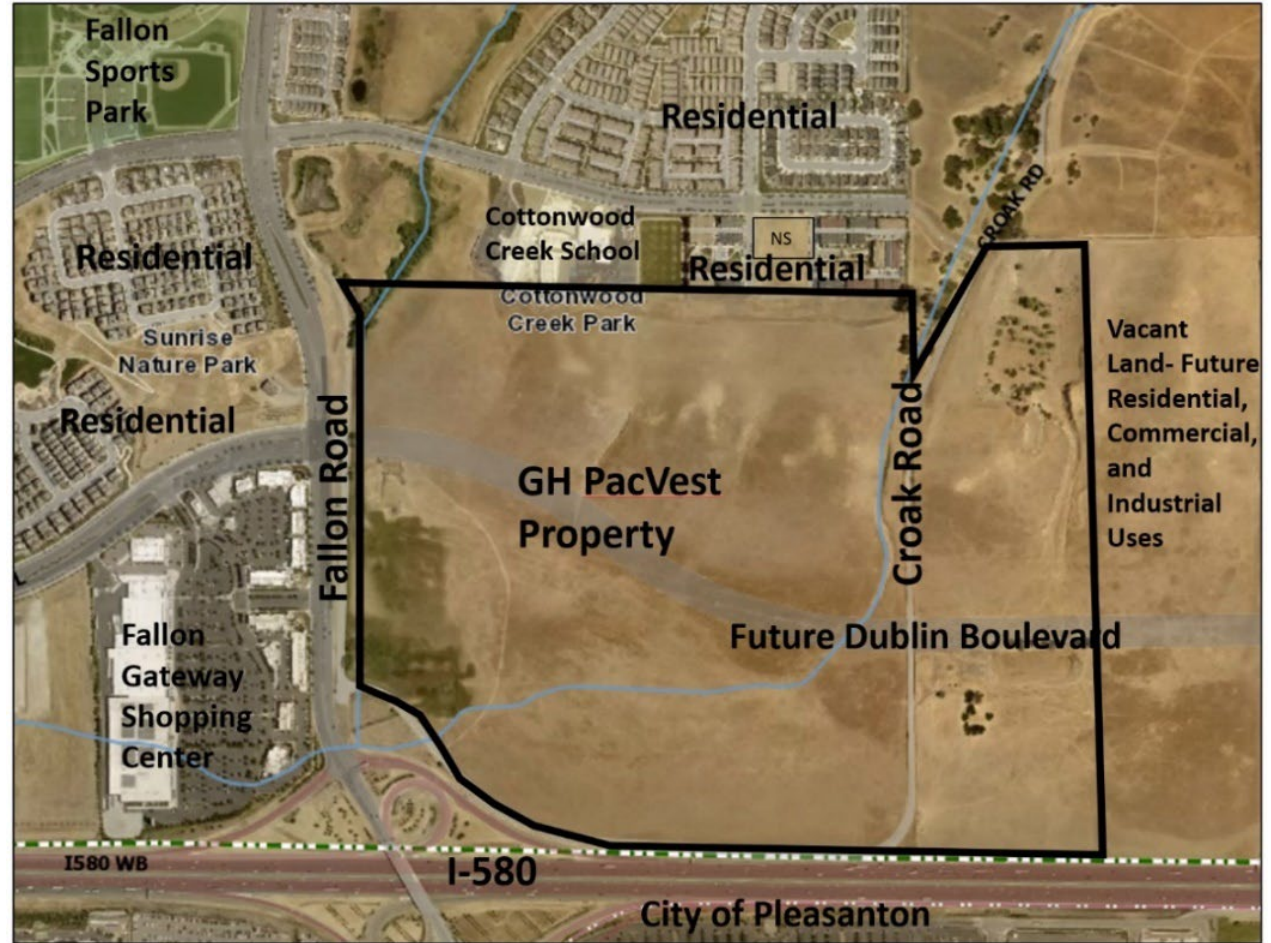
- GH PacVest, LLC (Applicant)
- Application Submittal / Review
 - General Plan and Eastern Dublin Specific Plan Amendment (EDSP)
 - Planned Development Rezone
 - Vesting Tentative Maps
 - Development Agreement
- Application is ultimately acted on by City Council (Planning Commission recommendation)



Project Location

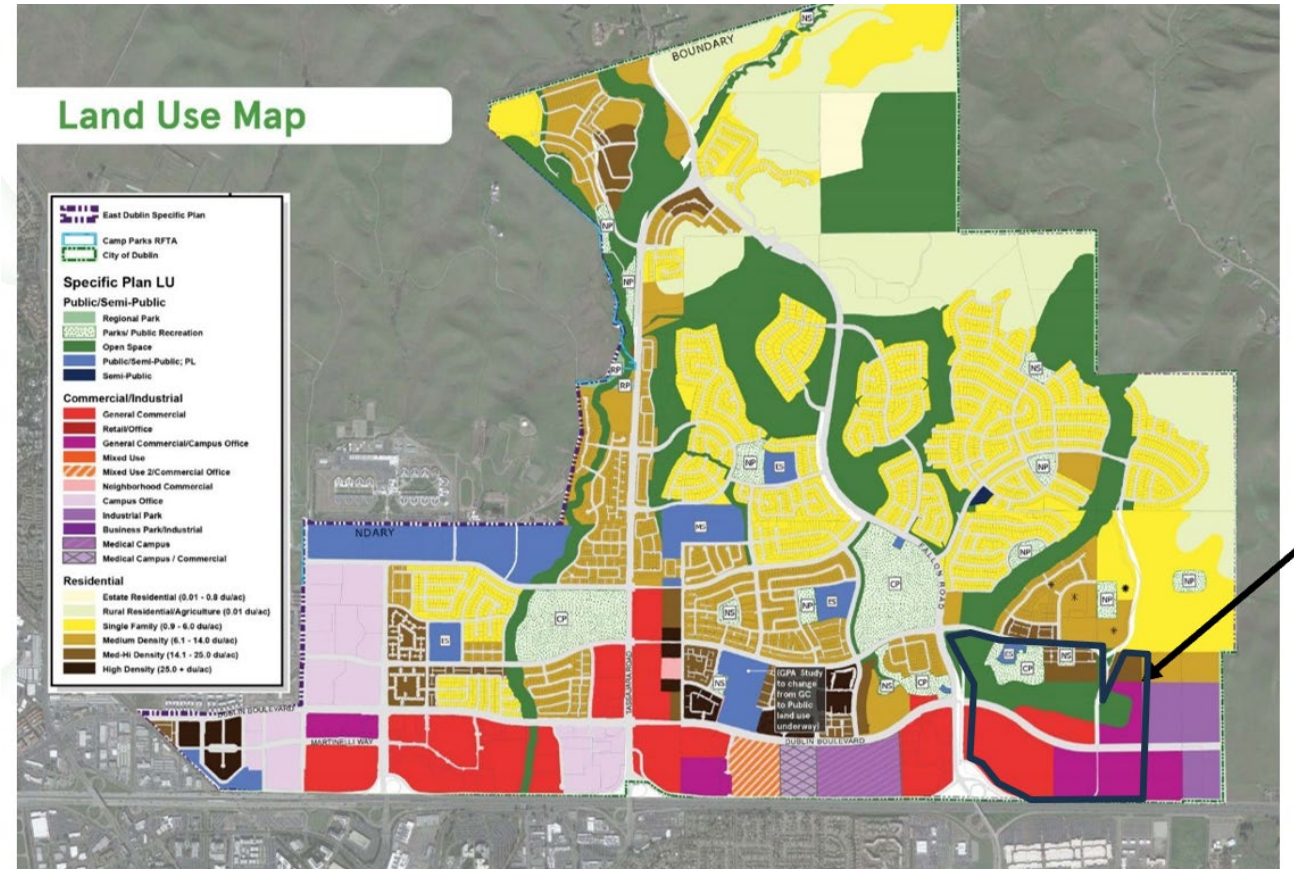


Vicinity Map



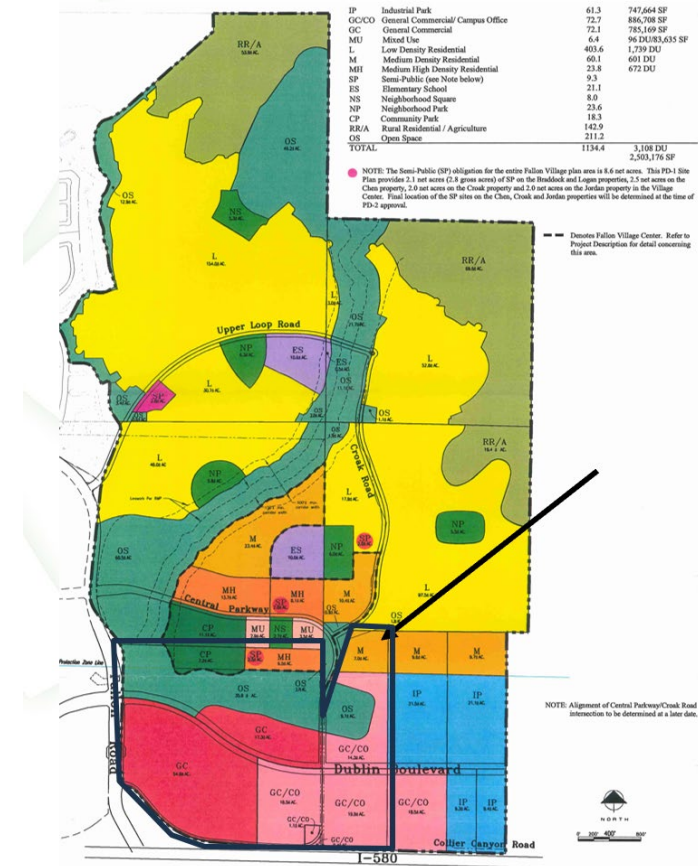
Background

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

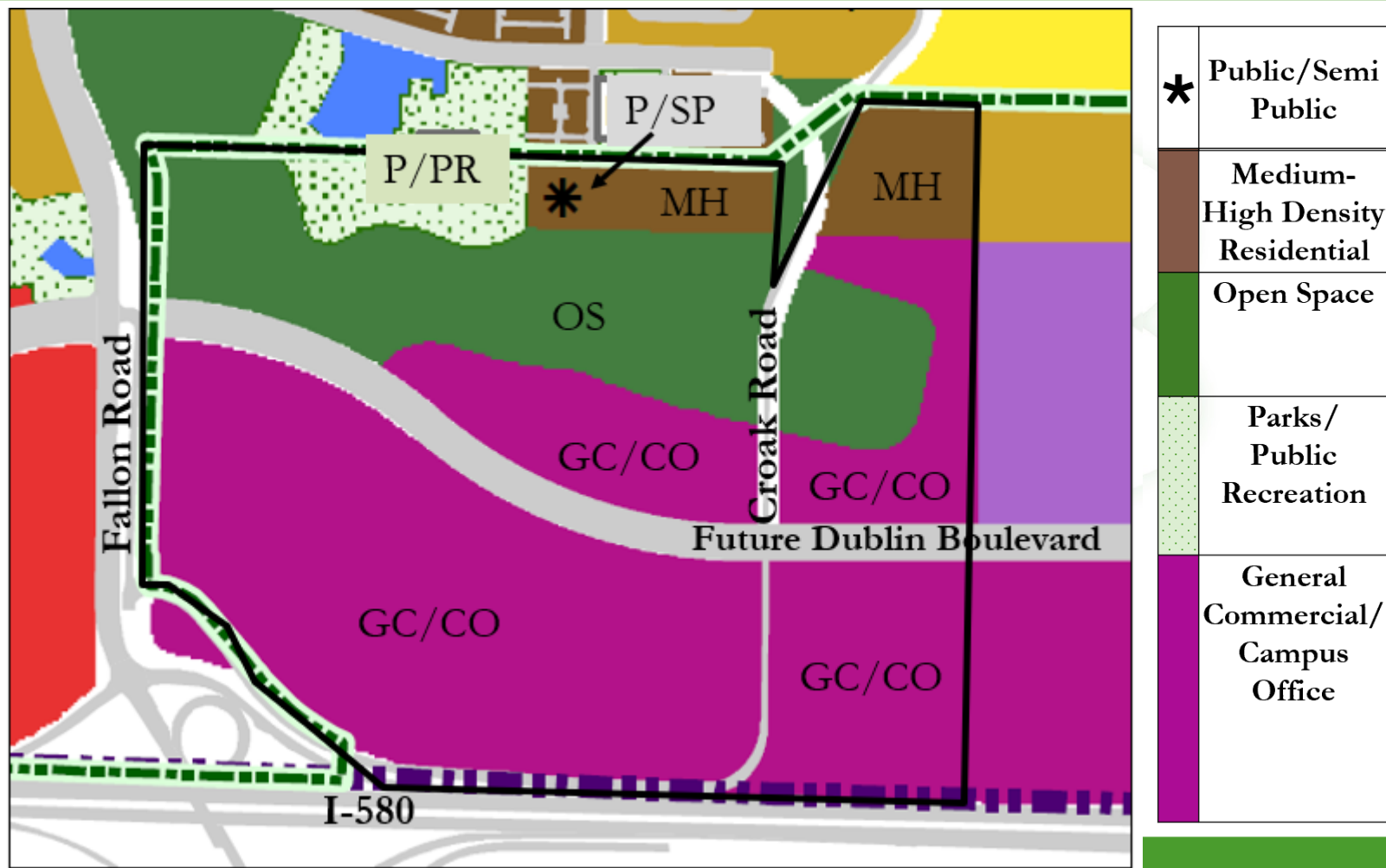


Background Cont.

- 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 I Development Plan establishing regulations for allowed land uses



General Plan and EDSP



The map displays the following parcels and their details:

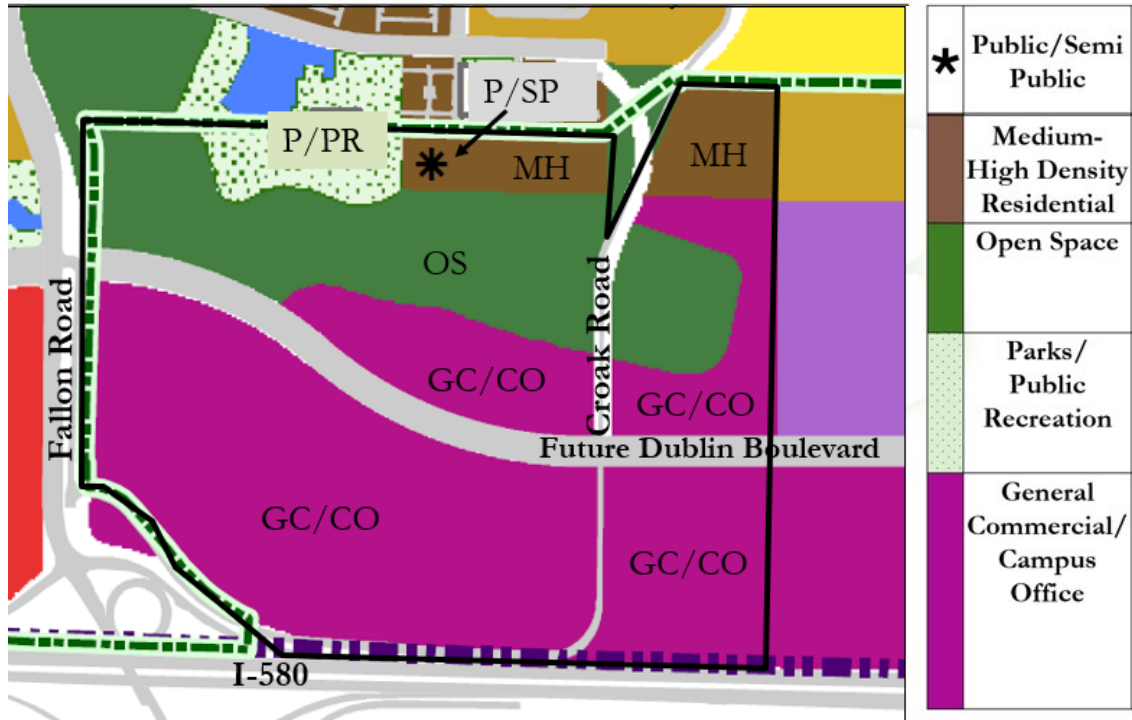
Parcel Number	Use	Size (AC)
PARCEL 1	GC/CO	74.41±
PARCEL 2	GC/CO	17.43±
PARCEL 3	GC/CO	20.16±
PARCEL 4	(NCP) P/PR	33.40±
PARCEL 5	(CP) P/PR	7.22±
PARCEL 6	(NCP) P/PR	9.19±
PARCEL 7	MH	6.5±
PARCEL 8	MH	7.2±
PARCEL 9	GC/CO	12.3±
PARCEL 10	OS	2.28±
PARCEL 11	GC/CO	1.95±

Other labels on the map include: FUTURE DUBLIN BLVD, FUTURE DUBLIN BLVD, FUTURE CENTRAL PKWY, I-580, I-670, DUBLIN CITY CENTER, DUBLIN CITY PARK, and DUBLIN CITY PARK.

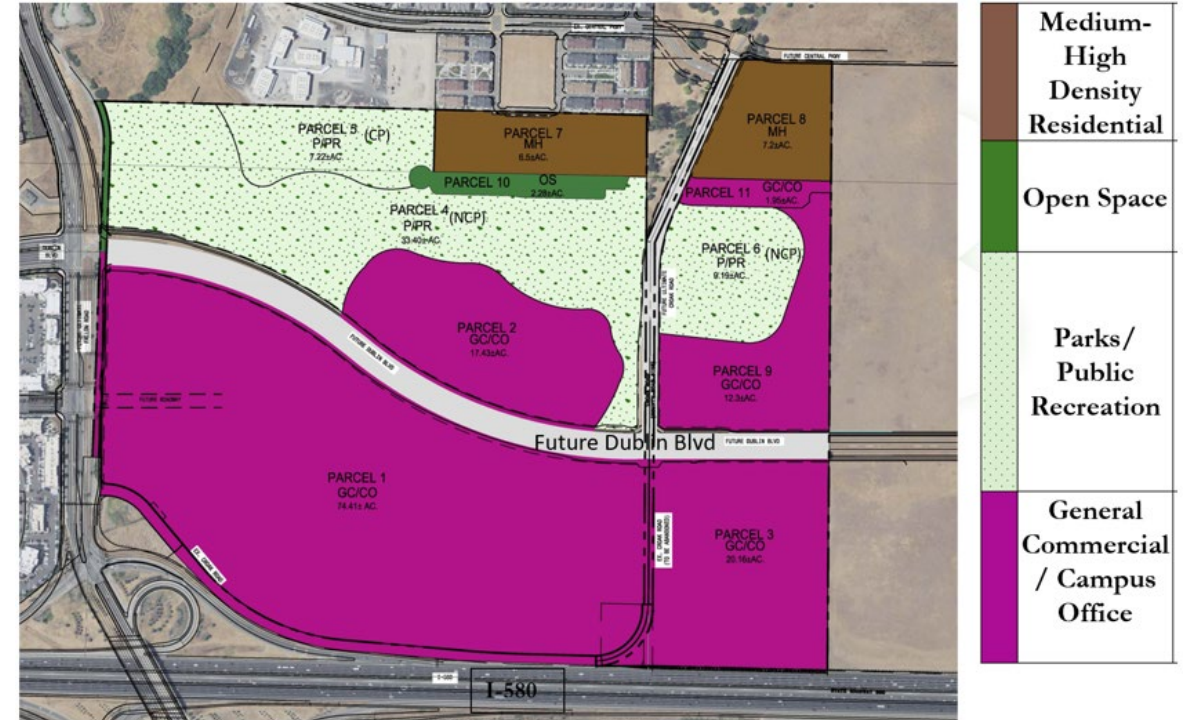
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General Plan and EDSP Amendment

Existing



Proposed



Vesting Tentative Tract Map



Vesting Tentative Tract Map



Residential
Parcels



Parcel 7
128 units
19.7 du/ac

Parcel 8
110 units
15.3 du/ac



Planned Development Rezone

- Planned Development Ordinance No.32-05
 - Fallon Village (2005)
 - Stage I Development Plan
- Proposed Rezone
 - Stage 2 Development Plan for Residential Only
 - Amendments to stage I Development Plan



Planned Development

Stage 2 Development Plan for Residential Only:

- Attached Multi-Family: Townhomes, Condominiums
- Setbacks
- Parking
- Height Limit of three stories or 40 Feet



PD- Architectural Standards

- Traditional Farmhouse
- Modern Farmhouse
- Contemporary
- Contemporary Spanish
- Modern French Country



PD- Landscape Criteria

- Plant Palette
- Fencing Design
- Monument Entry Sign
- Street Lighting



Inclusionary Housing

The project shall comply with the Inclusionary Zoning Regulations (Chapter 8.68) for the provision of affordable housing as a residential development of 20 units or more.

Options:

- Provide 30 Affordable units onsite
- In-Lieu Fee 40% and 60% onsite units



Next Steps

- Complete Project Review/ CEQA Review
- Planning Commission
- City Council
- Stay Informed
 - Sign Up for “Notify Me” for Development Projects
 - Dublin Fallon 580 Project Interested Parties List

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Questions

