

Eden at Francis Ranch

Community Meeting
August 26 & 27, 2026



Meeting Agenda

- Arrival and Introductions
- Overview of the City's Development Application Review Process
- Project Overview
- Next Steps
- Questions & Answers
- Closing & Thank You

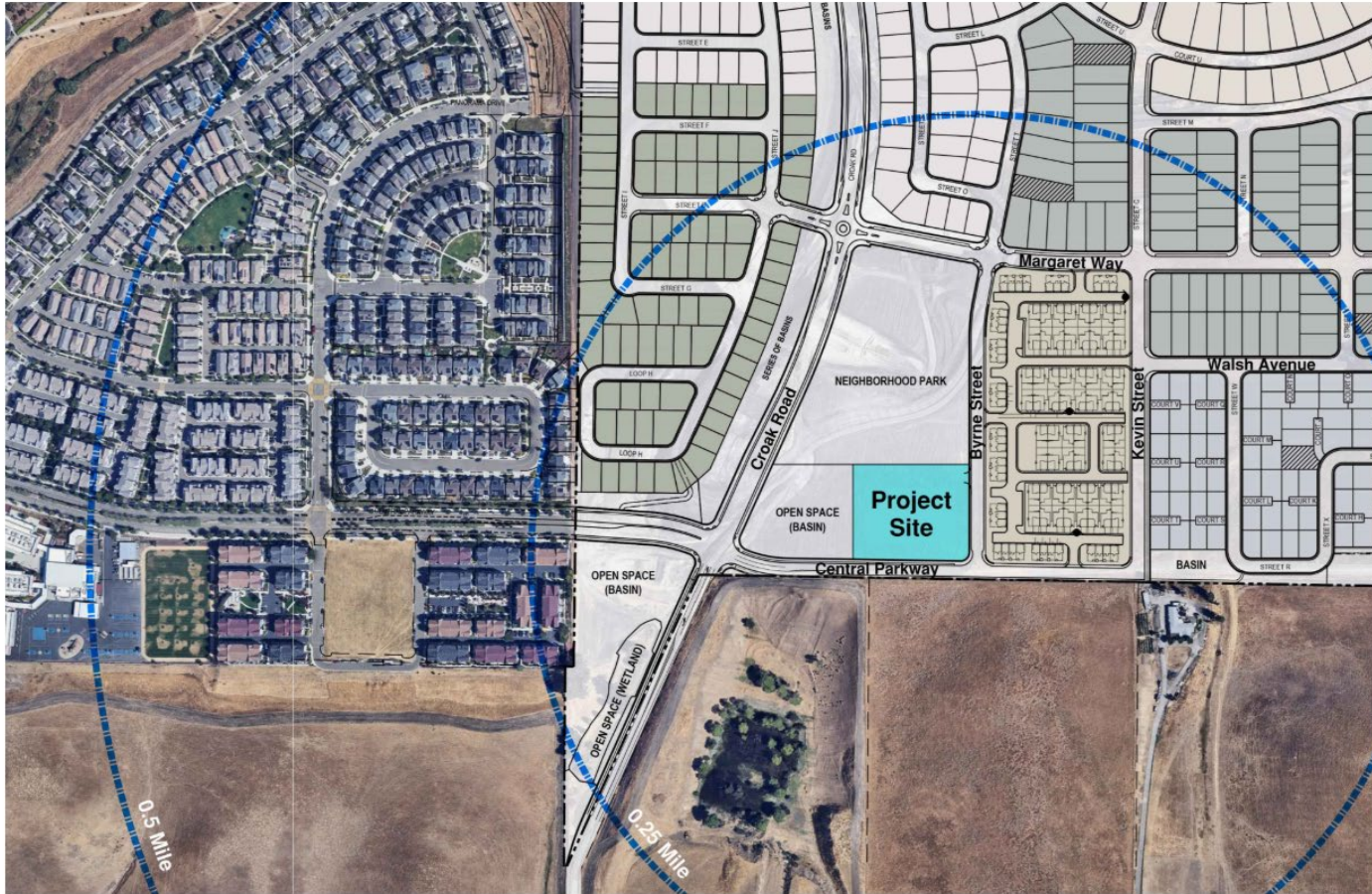


Development Review Process

- Applicant is Eden Housing and Sunflower Hill
- Application Submittal/Review
 - Site Development Review Permit
 - Planned Development Stage 2 Development Plan
 - State Density Bonus Law for requested concessions/waivers
- Application requires Planning Commission review and recommendation to City Council for final action



Project Location



- 2.05-acre site located at northwest corner of Central Parkway and Byrne Street
- Part of the larger Francis Ranch project (formerly known as East Ranch)
- North – Neighborhood Park
- South – undeveloped (future residential)
- East – Residential (Francis Ranch)
- West – Stormwater basin (Francis Ranch)



Background

- General Plan: Public/Semi-Public land use designation allows for affordable housing to be developed by a non-profit entity.
- Zoning: Planned Development (ORD. 32-05) allows for medium high density residential development and permits multi-family housing.



Proposed Project

- 78-unit apartment community consisting of 77 affordable housing units, including 20 units reserved for households with intellectual and developmental disabilities, and one manager's unit.
- Outdoor on-site amenities include a central courtyard with a play area, community garden, seating areas, BBQ's, recreation lawn, pedestrian pathways, etc.
- Indoor on-site amenities include community, quiet multi-purpose and fitness rooms.



Proposed Project



- Vehicle Access- Byrne St.
- Parking Spaces – 81
- Pedestrian Access
- Central courtyard
- Landscaping
- Lighting

Architectural Rendering (Central Parkway view)



Proposed Elevations



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FRANCIS RANCH AFFORDABLE
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Scale: 3/32" = 1'-0"
1" = 10'

SITE DEVELOPMENT REVIEW RESUBMITTAL 2
JUL 26, 2026

EXTERIOR ELEVATIONS

A3.0



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Proposed Elevations



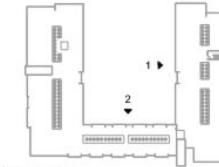
Proposed Elevations



1. COURTYARD ELEVATION (FACING WEST)



2. COURTYARD ELEVATION (FACING NORTH)



① Key Map

Material Legend

- S1 Stucco - SW 7628 Windfresh White (or sim.)
- S2 Stucco - SW 6643 Yam (or sim.)
- S3 Stucco - SW 7069 Iron Ore (or sim.)
- S4 Stucco - SW 9680 Night Watch (or sim.)
- S5 Stucco - SW 0037 Morris Room Grey (or sim.)
- C1 Cementitious Horizontal Lap Siding - Classic Beige (or sim.)
- C2 Cementitious Horizontal Hardie Lap Siding - Beige Highlights (or sim.)
- C3 Cementitious Horizontal Hardie Lap Siding - Silver Brown (or sim.)
- C4 Cementitious Vertical Hardie Siding - SW 7077 Original White (or sim.)
- C5 Cementitious Hardie Panel - Black Water (or sim.)
- C6 Cementitious Trim Surround - Painted to match adj. surface
- T1 Stone Veneer - Eldorado Aldenwood
- M1 Decorative Metal Sunshade - BOK Modern Black (or sim.)
- M2 Decorative Metal Awning - BOK Modern Black (or sim.)
- M3 Metal Awning - Bronze
- W1 Vinyl Window - Black
- W2 Storefront - Black
- W3 Vinyl Window (Recessed) - Black

Note: Per DMC Ch. 8.35.110(B), Measurement of height - The height limits for buildings and structures established by this Chapter or other provisions of this Title shall be measured as the vertical distance from the highest point of the structure to the average of the highest and lowest points where the exterior walls touch the natural grade.



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Scale: 1/32" = 1'-0"
0 5 10 20

SITE DEVELOPMENT REVIEW RESUBMITTAL 2
JULY 28, 2024

COURTYARD ELEVATIONS

A3.2



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Street View from Central Parkway (West)



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SITE DEVELOPMENT REVIEW RESUBMITTAL 2
Jul. 29, 2021

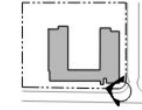
RENDERINGS

A2.5



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View from Central Parkway (West)



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SITE DEVELOPMENT REVIEW RESUBMITTAL 2
JUL 29, 2024

RENDERINGS

A2.4

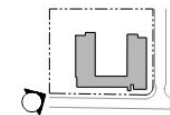


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View from Central Parkway (East)



View from Central Parkway (East)



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SITE DEVELOPMENT REVIEW RESUBMITTAL 2
Jul. 29, 2020

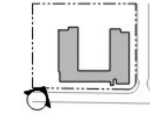
RENDERINGS

A2.2



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View from Central Parkway (East)



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SITE DEVELOPMENT REVIEW RESUBMITTAL 2
JUL 20, 2020

RENDERINGS

A2.3



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View from Byrne Street (South)



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SITE DEVELOPMENT REVIEW RESUBMITTAL 2
JULY 28, 2021

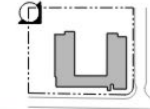
RENDERINGS

A2.7



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View from Stormwater Basin (East)



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SITE DEVELOPMENT REVIEW RESUBMITTAL 2
JUL 29, 2025

RENDERINGS

A2.8



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Environmental Review

- The proposed project is exempt from further review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15182 and 15332.



Next Steps

- Planning Commission: tentatively September 22, 2026
- City Council: tentatively October 20 & November 3, 2026
- Stay Informed
 - Project Development webpage: <https://dublin-development.icitywork.com/>
 - Sign up for “Notify Me” for development projects
 - Interested Parties List: email gaspare.annibale@dublin.ca.gov



Questions

