

REFERENDUM AGAINST AN ORDINANCE PASSED BY THE CITY COUNCIL

Ordinance No. 11-21

An Ordinance of the City Council of the City of Dublin, Amending the Zoning Map and Approving a Planned Development Zoning District With Related Stage 2 Development Plan and CEQA Findings for the East Ranch Project, PLPA 2020-00028 (APNs 905-0002-001-01 and 905-0002-002-00)

This is a referendum to repeal Ordinance No. 11-21 (“the Ordinance”), an Ordinance of the City Council of the City of Dublin, Amending the Zoning Map and Approving a Planned Development Zoning District With Related Stage 2 Development Plan and CEQA Findings For the East Ranch Project, PLPA 2020-00028 (APNs 905-0002-001-01 and 905-0002-002-00), passed by the Dublin City Council on December 21, 2021.

The Ordinance amends the City of Dublin Zoning Map and approves a Planned Development Zoning District and Stage 2 Development Plan for the East Ranch Project, PLPA 2020-00028 (APNs 905-0002-001-01 and 905-0002-002-00). The East Ranch Project, PLPA 2020-00028 (APNs 905-0002-001-01 and 905-0002-002-00) includes 573 residential units and is located in the Fallon Village Project area near the intersection of Croak Road and Central Parkway. The Stage 2 Development Plan also includes 11.5 acres of neighborhood parks, 6.8 acres of open space, and 19.4 acres of rural/agricultural zoned land. The East Ranch Project, PLPA 2020-00028 (APNs 905-0002-001-01 and 905-0002-002-00) will satisfy the requirements of the City of Dublin Inclusionary Zoning Ordinance (1) by paying an in-lieu fee according to the City’s fee schedule, (2) by providing 18 moderate income units located throughout the development, (3) by setting aside two acres of land as Public/Semi-Public for the future development of 77 units of affordable housing by an affordable housing developer, and (4) by including 50 deed-restricted Accessory Dwelling Units.

A “yes” vote is a vote to uphold the Ordinance and to approve the amendment to the zoning map and the Stage 2 Development Plan for the East Ranch Project, PLPA 2020-00028 (APNs 905-0002-001-01 and 905-0002-002-00)/

A “no” vote is to repeal the Ordinance. The zoning map amendment and Stage 2 Development Plan for the East Ranch Project, PLPA 2020-00028 (APNs 905-0002-001-01 and 905-0002-002-00) will not be approved.

A full copy of the Ordinance and all of the documents that it incorporates by reference is available at <https://www.dublinersagainstoverdevelopment.com/referendum-language>. The following is a summary of the key provisions of the Ordinance.

- (1) The Ordinance amends the City of Dublin Zoning Map to zone 165.5 acres within APN 905-0002-002-00 and 905-0002-001-01 as shown on the map below:



- (2) The Ordinance approves a Stage 2 Development Plan for the entire 165.5-acre site. The Ordinance includes regulations for the use, development, improvement and maintenance of the Property. The Development Plan is adopted as part of Planned Development rezoning for the East Ranch Project, PLPA 2020-00028 (APNs 905-0002-001-01 and 905-0002-002-00).
- a. The Stage 2 Development Plan establishes the location and size of the Public/Semi-Public site, but does not establish uses, density, or development standards for that site, which is subject to a subsequent Stage 2 Development Plan.
- (3) The Stage 2 Development Plan provides for 573 residential units, two public parks with one 5.5-acre park at the northwest corner and one 6.0-acre park south of the project's main entry, a 2.0-acre public/semi-public site and 6.6 acres of open space. It is compatible with the Stage 1 Development Plan for the Fallon Village Project area.
- (4) The permitted, conditional, accessory, and temporary uses are allowed as set forth in the Stage 1 Planned Development Plan for Fallon Village and the Stage 1 Planned Development Rezone amendment pertaining to the Public/Semi-public parcel for Fallon Village.

(5) The Stage 2 Site Plan for East Ranch Project, PLPA 2020-00028 (APNs 905-0002-001-01 and 905-0002-002-00) shall generally be as set forth in the image below:



(6) The site area and density is established as set forth in the table below:

Land Use	Neighborhood	Max. # of Units	Gross Acreage+-	Max. Density (du/ac)
Single Family Residential	1	101	30.1	3.4
Single Family Residential	2	98	23.4	4.2
Single Family Residential	3	91	19.5	4.7
Single Family Residential	4	85	16.8	5.1
Single Family Residential	5	98	17.6	5.6
Medium Density Residential	6	100	10.4	9.6
Rural Residential/Agricultural	-	-	19.4	.01-.8
Neighborhood Park	-	-	11.5	-
Public/Semi-Public	-	-	2	-
Open Space	-	-	6.8	-
	Total	573	-	-

- (7) The Development Standards for the Single-Family Neighborhoods include both conventional single family dwellings and zero lot line single family dwelling. The Development Standards include lot size and dimensions; maximum lot coverage; maximum building height and stories; minimum front yard, side yard, and rear yard setbacks; required parking spaces; and minimum usable private open space.
- (8) The Development Standards for Multi-Family Development include row townhomes and townhomes with private yards. The Development Standards include maximum building height and stories; minimum setbacks from the building to rights of way, alleys, and streets; minimum building separation; parking spaces required; and minimum usable private open space.
- (9) The Architectural Standards are established to convey the East Ranch agrarian character and provide for pedestrian-friendly settings. The Architectural standards include Architectural Components applicable to Building Facades, Roofs, Garages, Architectural Details, and Materials. Standards utilizing the term “shall” are required to be implemented and other guidelines are highly recommended.
- a. Building Facade guidelines encourage staggering wall planes, projections and recesses, combinations of one- and two- story forms. Buildings shall be designed with “4-sided” architecture.
 - b. Roof design shall be for maximum solar exposure, shall include variation of roof forms, and shall complement the architectural style of the home and not be reflective.
 - c. Garage door designs shall vary along the street scape, with no more than two homes using the same design and pattern and color next to each other. Guidelines encourage the garage to be located beyond habitable spaces and de-emphasized.
 - d. Architectural details include windows and doors, trim and style, and exterior lighting and mechanical equipment.
 - i. Windows and doors shall reflect the architectural style of buildings and shall not include reflective glass. Window frames shall be appropriately colored to match or complement the house or trim.
 - ii. Trim and style shall be proportional to the element they are enhancing.

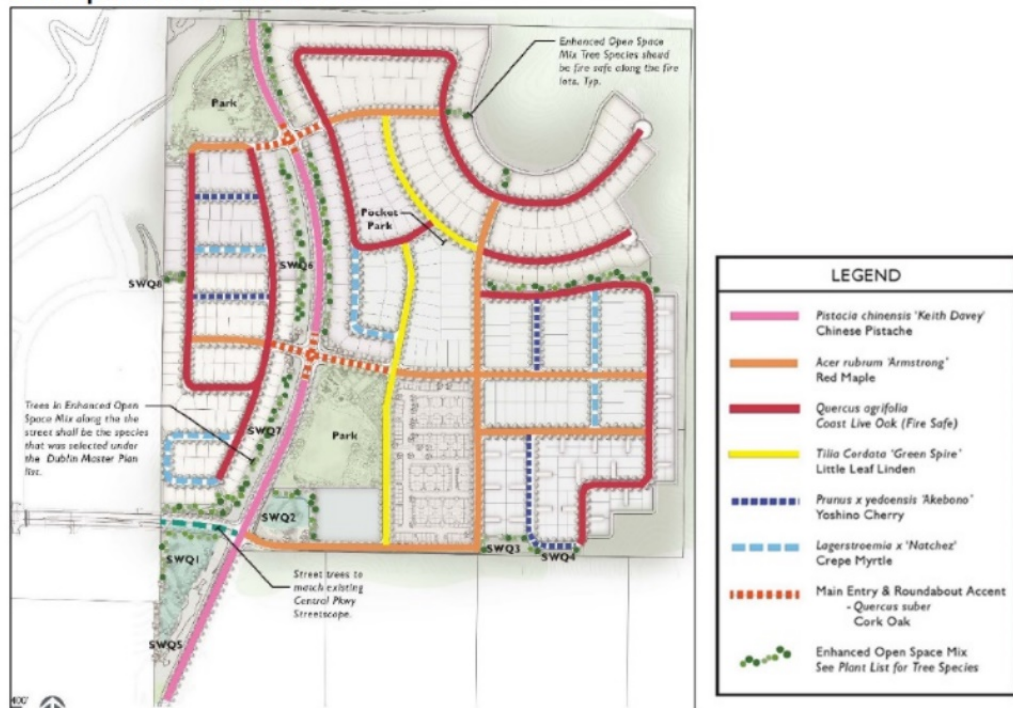
- iii. Exterior Lighting shall not create glare or spillover to adjacent neighbors.
 - iv. Mechanical equipment located on the ground shall be screened from view of the public.
 - e. Materials shall be of high quality and durable; material and color blocking shall not terminate at outside corners and shall wrap; adjacent houses and facings must use different color schemes.
 - f. Buildings will adhere to Universal Design Guidelines in Dublin Municipal Code, Chapter 7.90.
 - g. Second Units will adhere to Second Units standards in Dublin Municipal Code, Chapter 8.80.
- (10) Architectural Styles are established that include a mixture of traditional and contemporary styles, specifically including Traditional Farmhouse, Modern Farmhouse, California Revival, and Contemporary.
- (11) A Preliminary Landscaping Plan is established that includes basic design principles to provide plant palette and design themes in each neighborhood, as well as themes that tie the East Ranch project together; provides recreation opportunities; manages open space and common areas; and selected plant materials appropriately for the location and microclimate.
- a. The community is designed around four primary landscape features:
 - i. Main and Secondary Community Entries, which will consist of similar materials.
 - ii. Water Quality Basins, which are prominent features at the arrival point to the community.
 - iii. The Main Spine (Croak Road), which connects the greater East Ranch community with its allee and greenbelt.
 - iv. Northern and Southern Parks, which are neighborhood parks and recreation hubs for the East Ranch community and greater neighborhood. The parks anchor each end of the main spine along Croak Road.
 - 1. Northern Park: proximate to existing open space trail system, completes connection to Jordan Ranch and Positano neighborhoods, allows pedestrian access to greater Dublin trail

network. Active areas of the park will include restrooms, tot lot and toddler play areas, BBQ area with shade structures, and a fenced dog park with two separate areas for small and large dogs with separate entries.

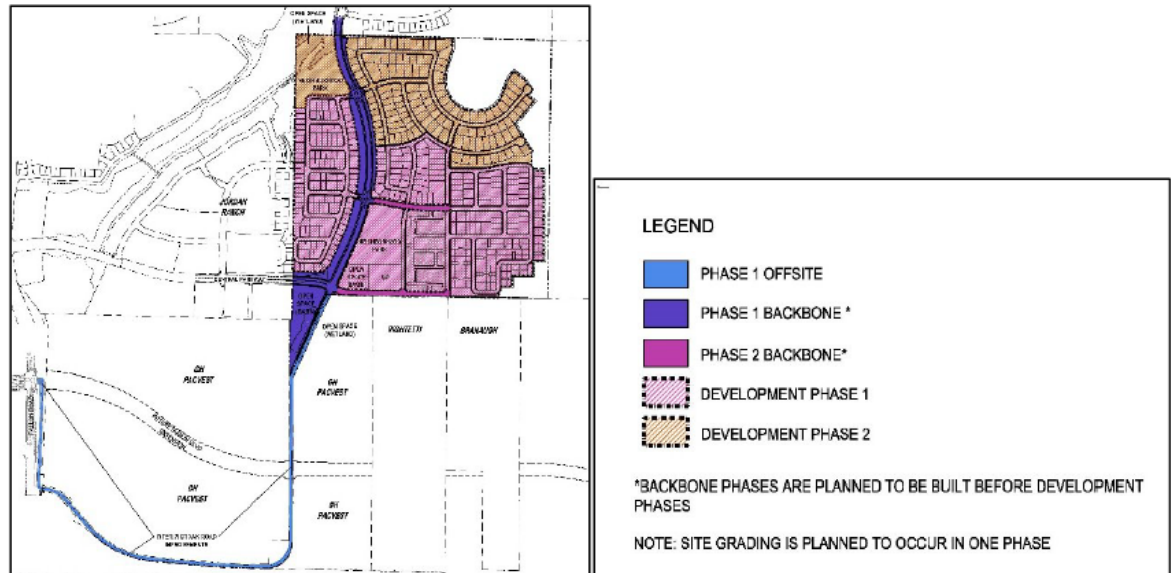
2. Southern Park: gateway to East Ranch community. Elements include a large central green space, perimeter trail system, basketball court, pickleball courts, tennis courts, bocce courts, tot lot and toddler play areas, picnic area with shade structures and restrooms.

- b. Deciduous street trees will be planted pursuant to a conceptual street tree plan.

Conceptual Street Tree Plan



- (12) Phasing Plan is established for the development of the East Ranch Project, PLPA 2020-00028 (APNs 905-0002-001-01 and 905-0002-002-00) in two phases, as shown below:



- (13) The East Ranch Project, PLPA 2020-00028 (APNs 905-0002-001-01 and 905-0002-002-00) will comply with the City’s Inclusionary Zoning Regulations for the provision of affordable housing. The inclusionary housing requirement is 72 units and will be satisfied as follows:
- In-Lieu Fee: 35% (25 units) to be satisfied via payment of an “In-Lieu Fee” as provided by the City’s fee schedule.
 - On-site Below Market Rate Units: 25% (18 units) to be satisfied by providing 18 “moderate” income zero-lot line single-family units dispersed throughout the various neighborhoods.
 - Land Contribution: 40% to be satisfied by dedicating two acres of stand-alone land (Public/Semi-Public parcel) to allow for future development of 77 units of affordable housing by an affordable housing developer.
 - On-site Accessory Dwelling Units/Second Units: 50 deed-restricted attached ADUs.
- (14) The Dublin Zoning Ordinance governs the use, development, improvement, and maintenance of the Property except as specifically provided in the Stage 2 Development Plan or the Stage 1 Development Plan. The closest comparable zoning districts are R-1

Single Family Residential District for Neighborhoods 1-5 and R-M Multi-Family Residential District for Neighborhood 6.

- (15) The Ordinance incorporates by reference Planning Commission Resolution No. 21-08, recommending approval of the East Ranch Project; the December 7, 2021 Staff Report, and all attachments to the Staff Report, which describe and analyze the East Ranch Project; City of Dublin Ordinance No. 32-05, Stage 1 Planned Development for Fallon Village (PA-04-040); and City of Dublin Ordinance No. 05-21, Stage 1 Planned Development Rezone amendment pertaining to the Public/Semi-Public parcel for Fallon Village (PLPA-202-00054).