

COUNCILMEMBERS
Dr. Sherry Hu, Mayor
Jean Josey, Vice Mayor
Michael McCorriston, Councilmember
Kashef Qaadri, Councilmember
John Morada, Councilmember



Peter W. Snyder Council Chamber
Dublin Civic Center
100 Civic Plaza
Dublin, CA 94568
www.dublin.ca.gov

Special Meeting of the DUBLIN CITY COUNCIL

Tuesday, January 20, 2026

**Location: Peter W. Snyder
Council Chamber
100 Civic Plaza
Dublin, CA 94568**

**Notice is hereby given that a Special Meeting of the City of Dublin City Council will be held on
Tuesday, January 20, 2026 at 5:00 p.m.**

Additional Meeting Procedures

This City Council meeting will be broadcast live on Comcast T.V. channel 28 beginning at 5:00 p.m. This meeting will also be livestreamed at tv28live.org and on the City's website at: <https://dublin.ca.gov/watchmeetings>

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 www.dublin.ca.gov. The speaker slip will be made available at 10:00 a.m. on Tuesday, January 20, 2026. Upon submission, you will receive Zoom link information from the City Clerk. Speakers slips will be accepted until the staff presentation ends, or until the public comment period on non-agenda items is closed.
- Once connected to the Zoom platform using the Zoom link information from the City Clerk, 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 City Clerk 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 AND PLEDGE OF ALLEGIANCE

2. STUDY SESSION

2.1 Study Session: Landscaping and Lighting Assessment Districts 1983-1 and 1999-1 and Potential Proposition 218 Proceedings

The City Council will receive a presentation from Francisco & Associates and Staff on the City’s two Landscaping and Lighting Assessment Districts (LLADs) specific to public street lighting: Districts 1983- 1 and 1999-1. The presentation will specifically address potential solutions to an ongoing operating deficit in LLAD 1983-1, which is currently drawing from reserves that are anticipated to run out in Fiscal Year 2027 -28. Francisco & Associates has conducted a benefit study in both LLADs and will present options for the City Council to consider that will address the funding shortfall and ensure compliance with Proposition 218, which imposes strict limitations and voter consent requirements on property-related fees and assessments.

STAFF RECOMMENDATION:

Receive the presentation and provide direction.

[Staff Report](#)

[Attachment 1 - Street Lighting Assessment Diagrams for 1983-1 and 1999-1](#)

3. NEW BUSINESS

3.1 Urgency Interim Ordinance Prohibiting the Establishment, Expansion, or Relocation of Firearms Retailing and Shooting Range Uses (PLPA-004331-2026)

The City Council will consider adopting an urgency interim ordinance prohibiting the establishment, expansion, or relocation of firearms retailing and shooting range uses within the City.

STAFF RECOMMENDATION:

Waive the reading and Adopt an **Urgency Interim Ordinance** Prohibiting the Establishment, Expansion, or Relocation of Firearms Retailing and Shooting Range Uses.

[Staff Report](#)

[Attachment 1 - Urgency Interim Ordinance Prohibiting the Establishment, Expansion, or Relocation of Firearms Retailing and Shooting Range Uses](#)

[Item 3.1 - PowerPoint Presentation](#)

4. ADJOURNMENT

Upcoming City Council Schedule: Regular City Council Meeting, February 3, 2026

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 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 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.

AFFIDAVIT OF NOTICING AND POSTING:

I, Marsha Moore, City Clerk for the City of Dublin, declare that a copy of this agenda / notice was posted in the kiosk in front of the Civic Center, on the City's website, and that the City of Dublin City Councilmembers and the Media were provided notice on January 16, 2026.

ATTEST:



Marsha Moore, MMC, City Clerk



STAFF REPORT

CITY COUNCIL

DATE: January 20, 2026

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Study Session: Landscaping and Lighting Assessment Districts 1983-1 and 1999-1 and Potential Proposition 218 Proceedings
Prepared by: Brad Olson, Management Analyst II

EXECUTIVE SUMMARY:

The City Council will receive a presentation from Francisco & Associates and Staff on the City’s two Landscaping and Lighting Assessment Districts (LLADs) specific to public street lighting: Districts 1983-1 and 1999-1. The presentation will specifically address potential solutions to an ongoing operating deficit in LLAD 1983-1, which is currently drawing from reserves that are anticipated to run out in Fiscal Year 2027-28. Francisco & Associates has conducted a benefit study in both LLADs and will present options for the City Council to consider that will address the funding shortfall and ensure compliance with Proposition 218, which imposes strict limitations and voter consent requirements on property-related fees and assessments.

STAFF RECOMMENDATION:

Receive the presentation and provide direction.

FINANCIAL IMPACT:

All costs associated with this project are funded through the operating budgets of the applicable Landscape and Lighting Assessment Districts. The agreement with Francisco & Associates, Inc. is for a not-to-exceed amount of \$175,000.

DESCRIPTION:

Background

The Landscape and Lighting Act of 1972 provides the legal framework for cities to create special assessment districts to fund public improvements like landscaping and street lighting. These districts allow local governments to levy special assessments to pay for the installation, operation, and maintenance of such improvements.

In 1996, California voters approved the “Right to Vote on Taxes Act” (Proposition 218). Among other things, Proposition 218 created new procedural and substantive requirements surrounding agencies’ ability to impose new or increased taxes, as well as property-related fees and assessments. Proposition 218 requires approval by a majority of property owners participating in a mail-in ballot process in order to enact new or increased assessments.

Per Proposition 218, to increase an assessment or establish a new assessment, a local agency must prepare an Engineer’s Report describing the improvements and services to be funded through the proposed assessment. Prior to completing the Engineer’s Report, a comprehensive benefit analysis must be conducted, which separates the general benefits the improvements and services provide to the public at large from the special benefits conferred to properties that will be subject to the assessment. The general benefits to the public at large cannot be funded by the proposed assessment and must be paid for using an alternative funding source.

Public Street Lighting in Dublin

The City of Dublin has two Landscaping and Lighting Assessment Districts (LLADs) specific to public street lighting: Districts 1983-1 and 1999-1. Attachment 1 shows the boundaries of these two districts.

LLAD 1983-1 was created to replace the Alameda County Lighting Service Area shortly after the City of Dublin incorporated in 1983. It funds public street lighting in most of the City and encompasses approximately 12,000 parcels. Assessments levied in the district were based upon estimated annual operating, maintenance, and replacement costs, with no provision to increase the levy beyond a cap which was reached in 2007.

LLAD 1999-1 encompasses approximately 7,000 parcels and funds public street lighting in portions of the City including Dublin Ranch, Fallon Village, Tassajara Hills, and the Clifton Park development in western Dublin. LLAD 1999-1 has an annual escalator that has allowed it to keep pace with costs.

Operating, maintenance, and replacement costs for public street lighting increase over time due to inflation and other economic factors. Recently, the rising cost of electricity has significantly contributed to the funding needs of the City’s two public street lighting districts. For example, electricity costs in LLAD 1983-1 increased from about \$190,000 in Fiscal Year 2022-23 to over \$300,000 in Fiscal Year 2024-25. Similarly, electricity costs in LLAD 1999-1 increased from about \$180,000 in Fiscal Year 2022-23 to over \$275,000 in Fiscal Year 2024-25. Electricity costs are expected to continue to increase in future years, though at a lower percentage than in the last few fiscal years.

From 2007 to today, the annual assessment levied in LLAD 1983-1 has been \$19.34 per residential unit and \$106.37 per acre for commercial uses. For Fiscal Year 2025-26, LLAD 1983-1 estimated revenues are \$327,670 and expenses are \$439,545, resulting in the use of \$111,875 in reserves. Since there is no authorized annual escalator for assessments, LLAD 1983-1 will continue drawing from the reserve fund balance in future years to cover costs, including the costs associated with Proposition 218 Engineering Services. LLAD 1983-1 is

projected to run out of reserves in Fiscal Year 2027-28. Absent any voter-approved increase to the assessments, the General Fund will need to cover the increasing annual difference between revenue and expenses (estimated at approximately \$150,000 in year one).

Study Session

On May 20, 2025, the City Council directed Staff to study the feasibility of increasing the special assessment amounts for LLAD 1983-1, and on November 4, 2025, the City Council approved an agreement with Francisco and Associated for this work. Since then, Francisco and Associates has assisted Staff with evaluating viable and cost-effective options to address the LLAD funding shortfall, including increasing the assessment and potentially consolidating LLADs 1983-1 and 1999-1. As part of this effort, Francisco and Associates has performed a benefit analysis as required by Proposition 218, which may serve as the basis for proposed assessments.

At this Study Session, the City Council will receive a presentation regarding the findings of the benefit analysis and provide direction.

STRATEGIC PLAN INITIATIVE:

None.

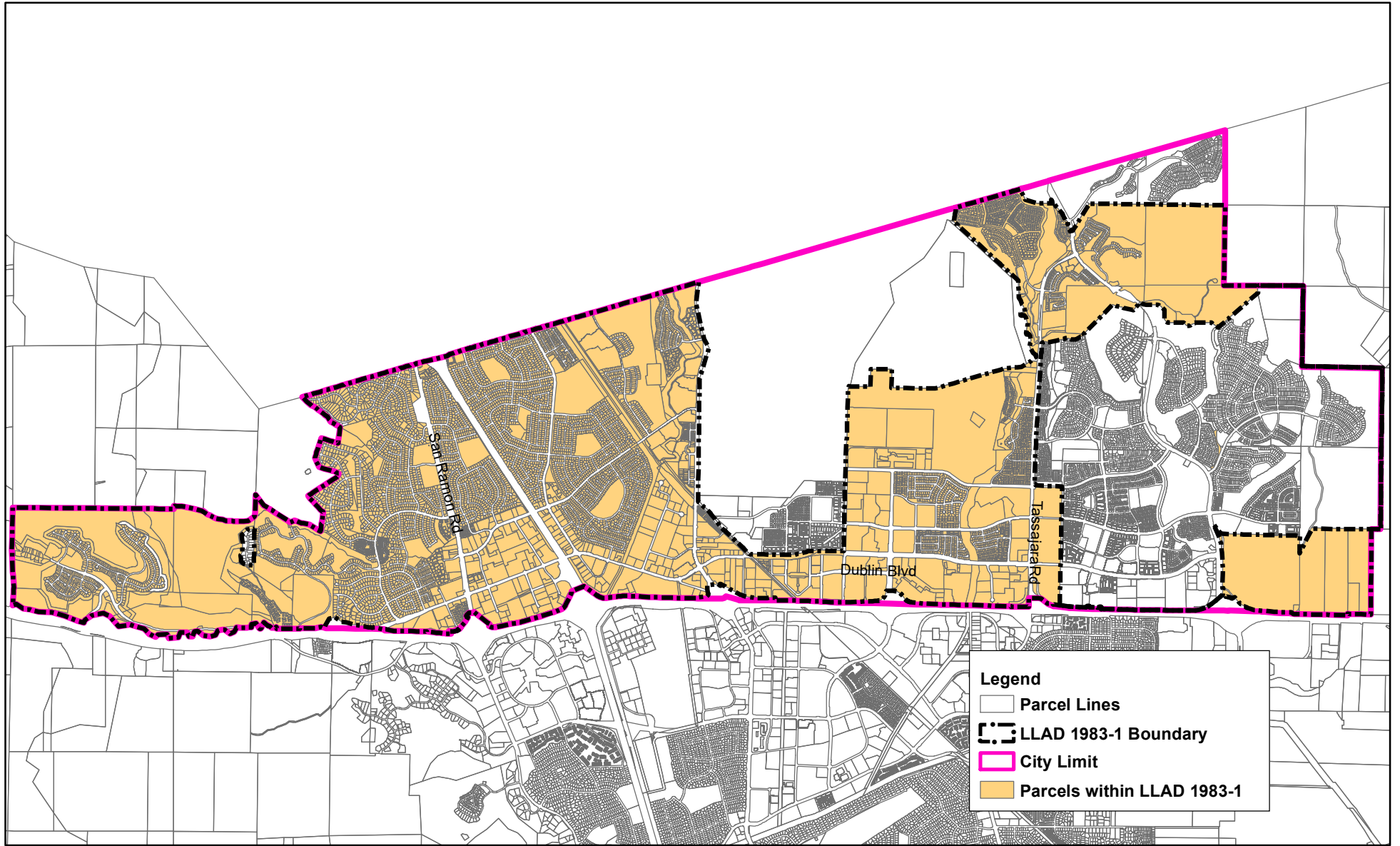
NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Special Meeting Agenda was posted.

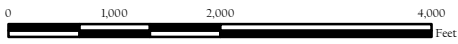
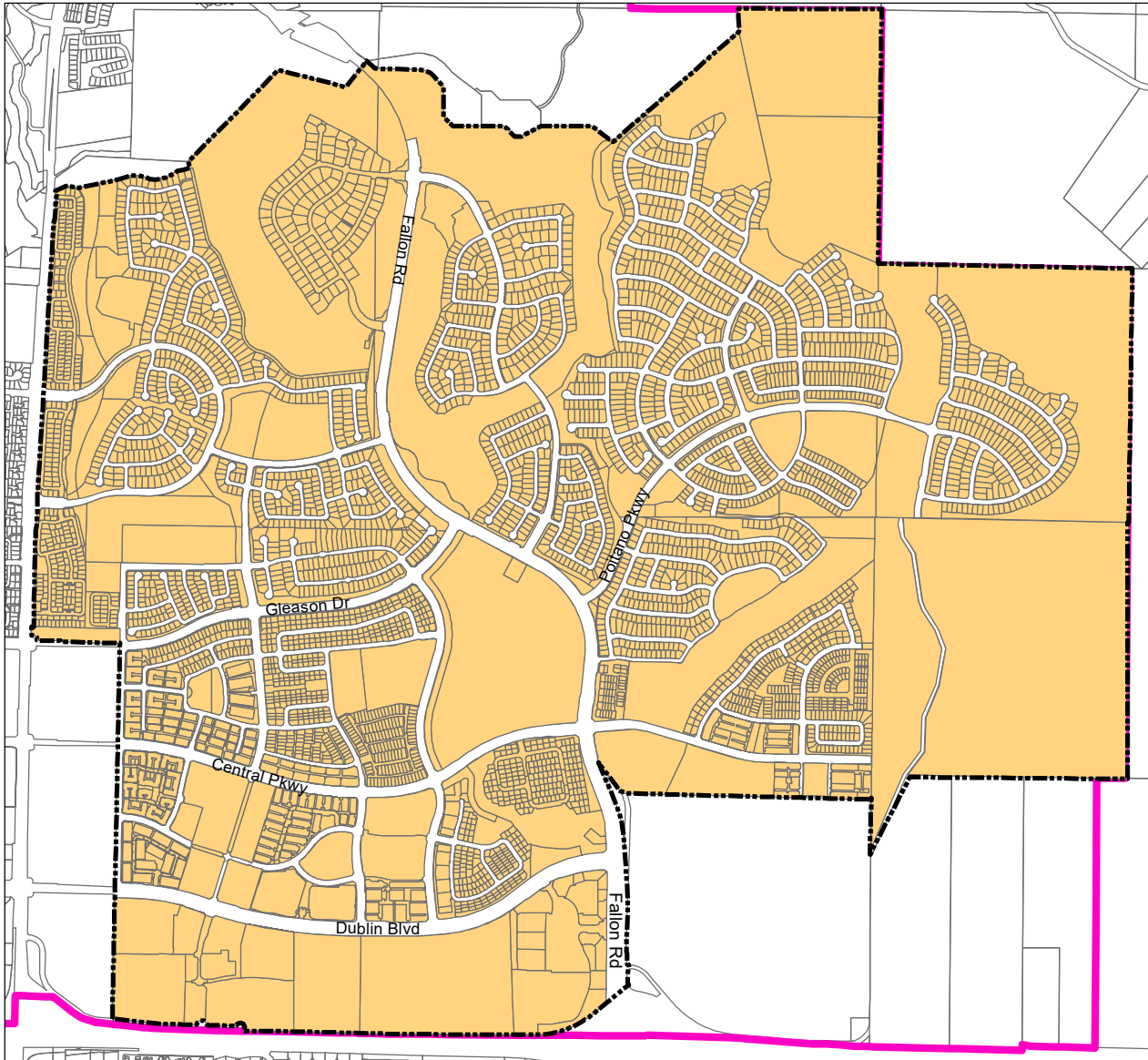
ATTACHMENTS:

- 1) Street Lighting Assessment Diagrams for 1983-1 and 1999-1

City of Dublin Street Lighting Maintenance District No. 1983-1 Assessment Diagram

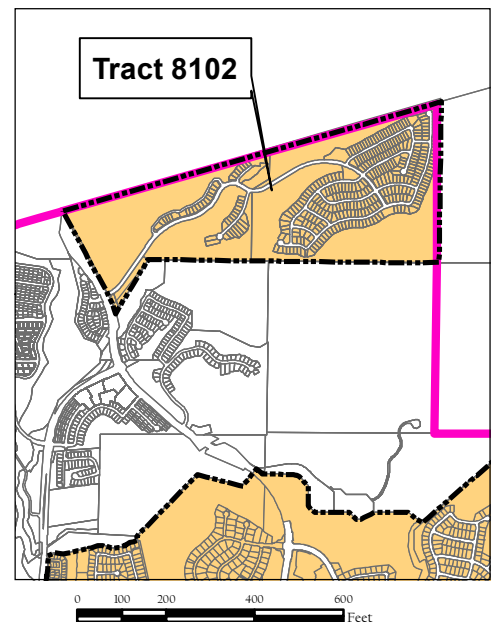
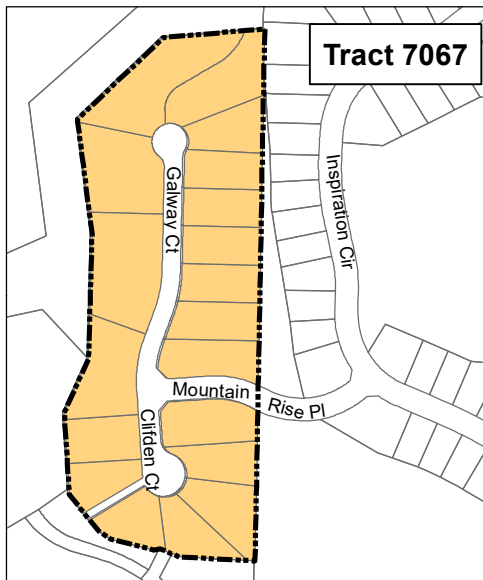


City of Dublin Street Lighting District No. 1999-1 Assessment Diagram



Legend

- Parcel Lines
- LLAD 1999-1 Boundary
- City Limit
- Parcels within LLAD 1999-1





STAFF REPORT

CITY COUNCIL

DATE: January 20, 2026

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Urgency Interim Ordinance Prohibiting the Establishment, Expansion, or Relocation of Firearms Retailing and Shooting Range Uses (PLPA-004331-2026)
Prepared by: Amy Million, Community Development Director

EXECUTIVE SUMMARY:

The City Council will consider adopting an urgency interim ordinance prohibiting the establishment, expansion, or relocation of firearms retailing and shooting range uses within the City.

STAFF RECOMMENDATION:

Waive the reading and adopt an **Urgency Interim Ordinance** Prohibiting the Establishment, Expansion, or Relocation of Firearms Retailing and Shooting Range Uses.

FINANCIAL IMPACT:

None.

DESCRIPTION:

Background

Under the Dublin Municipal Code, firearms retailers and shooting ranges are generally allowed in commercial districts. Firearms retail uses are classified as Retail uses within the City and are currently permitted by right in zoning districts where retail uses are allowed. Similarly, shooting range uses are classified as Recreational Facility (Indoor) or Recreational Facility (Outdoor) and are allowed in commercial and industrial zones with either a Zoning Clearance or a Minor Use Permit for indoor facilities and a conditional use permit for outdoor facilities. The determination on whether a Zoning Clearance or Minor Use Permit is required is based on the proposed operation compliance with development standards such as hours of operation and parking.

Staff is bringing this policy discussion forward in response to a recent inquiry received at the

public planning counter regarding the establishment of a firearms dealership with an indoor shooting range adjacent to a planned school under construction in Downtown Dublin. Retail uses are primarily concentrated along the Dublin Boulevard corridor. Federal and state law prohibit the possession of firearms within 1,000 feet of a school. While those state and federal laws do not prohibit such facilities within 1,000 feet of a school, the inquiry nonetheless raised questions about whether the City's existing regulatory framework needed further study, and it led to Staff's recommendation.

Analysis

The proposed urgency interim ordinance establishes a citywide moratorium on the establishment of new firearms retail sales and indoor shooting ranges. During the interim period, no new firearms dealerships or shooting ranges, expansions, or relocations will be approved. This ensures that potentially incompatible uses are not allowed by right or permitted while the City completes a comprehensive review of land use and regulatory frameworks governing such uses.

Approval of an urgency interim ordinance requires a four-fifths vote of the City Councilmembers present. Given the recent public inquiry to locate such a facility in the City, Staff believes timely action is warranted. If adopted, the ordinance would initially be effective for 45 days and could be extended to allow Staff time to prepare and implement necessary amendments to the Municipal Code. During the 45-day period, Staff will study the issue in more detail and then return to the City Council seeking policy direction and likely an extension of the interim ordinance.

ENVIRONMENTAL REVIEW:

Adoption of the attached ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(c)(3), because it can be seen with certainty that there is no possibility of a significant adverse impact on the environment.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council agenda was posted in accordance with applicable noticing requirements.

ATTACHMENTS:

- 1) Urgency Interim Ordinance Prohibiting the Establishment, Expansion, or Relocation of Firearms Retailing and Shooting Range Uses

ORDINANCE NO. XX - 26

**AN URGENCY INTERIM ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF DUBLIN**

**PROHIBITING THE ESTABLISHMENT, EXPANSION, OR RELOCATION OF FIREARMS
RETAILING AND SHOOTING RANGE USES
(PLPA-004331-2026)**

The Dublin City Council does ordain as follows:

SECTION 1. RECITALS

- A. The City Council finds that firearm-related injuries and deaths have a significant adverse impact on public health, safety, and welfare nationally, statewide, and locally; and
- B. The City Council is considering and studying zoning amendments that would regulate the approval, siting, or operation of firearms retailers and shooting ranges in order to address land use compatibility concerns and protect the public health, safety, and welfare; and
- C. The City Council finds that firearms retailers and shooting ranges increase access and visibility to firearms in the surrounding area and may raise land use compatibility concerns when located near sensitive land uses such as schools, parks, libraries, childcare facilities, and residential neighborhoods; and
- D. The City Council further finds that interim regulation is necessary to prevent the approval of firearms retailers and shooting ranges that could undermine or prejudice the zoning amendments under study during the study period; and
- E. Under the Dublin Municipal Code, firearms retailers are considered a Retail use and shooting ranges are considered a Recreation Facility use, and in some zoning districts, may be permitted by right, subject to compliance with applicable regulations and permits; and
- F. The City has received inquiries regarding the potential establishment of a firearms retailer and/or indoor shooting range in proximity to a planned or existing school within the City, prompting concern—similarly expressed in state and federal law (see 18 U.S.C. § 922(q) and Cal. Penal Code, § 626.9)—that existing zoning regulations may not adequately address the compatibility of such uses with surrounding sensitive land uses; and
- G. The City Council desires to study potential amendments to the Dublin Municipal Code and Downtown Dublin Specific Plan to address the siting and regulation of firearms retailers and shooting ranges, including whether such uses should be further regulated through additional zoning standards or requirements or prohibited; and
- H. The City Council finds that, during the period in which such zoning and specific plan amendments are being considered and studied, the approval of firearms retailers and shooting ranges prior to completion of that study could result in land use conflicts that would be difficult to remedy after the fact; and
- I. Government Code section 65858 authorizes a city council, as an urgency measure and without following the procedures otherwise required for adoption of a zoning ordinance, to adopt an interim ordinance prohibiting uses that may be in conflict with a

contemplated zoning proposal, including zoning amendments under study, in order to protect the public health, safety, and welfare; and

- J. Government Code sections 36934 and 36937(b) authorize adoption of urgency ordinances at a regular or special meeting, provided the ordinance contains findings of urgency and is adopted by a four-fifths vote of the City Council; and
- K. The City Council finds and declares that there is a current and immediate threat to the public health, safety, and welfare if firearms retailers and/or shooting ranges are established or expanded during the pendency of the zoning amendments under study, prior to the adoption of permanent regulations.

SECTION 2. FINDINGS

- A. The City Council finds and declares that this Ordinance is necessary as an urgency measure for the immediate preservation of the public peace, health, and safety, within the meaning of Government Code sections 36937(b) and 65858, because approval of firearms retailers and/or shooting ranges during the pendency of the City's zoning study would pose a current and immediate threat to the public health, safety, and welfare by allowing potentially incompatible land uses near sensitive receptors.
- B. The City Council further finds that the approval of permits, licenses, or other entitlements by the City required to comply with a zoning ordinance to establish or operate firearms retailers and/or shooting ranges during the study period would result in a current and immediate threat to the public health, safety, or welfare, within the meaning of Government Code section 65858(c), because such approvals would allow uses that may conflict with zoning amendments under study.
- C. The City Council finds that adoption of this Ordinance is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15061(c)(3), because it can be seen with certainty that there is no possibility that the ordinance will have a significant effect on the environment.

SECTION 3. INTERIM PROHIBITION ON ESTABLISHMENT, EXPANSION, AND RELOCATION OF FIREARMS RETAILING AND SHOOTING RANGES USES

- A. Notwithstanding any provision of the Dublin Municipal Code to the contrary, the establishment, expansion, or relocation of firearms retailing and shooting range uses within the City of Dublin are hereby prohibited during the effective period of this ordinance.
- B. For purposes of this Ordinance, "firearm" shall have the same meaning as set forth in California Penal Code section 16520.
- C. This Ordinance is intended as an interim, prohibitory zoning measure to prevent the approval of firearms retailing and shooting range uses that may conflict with zoning amendments under study by the City Council.

SECTION 4. INTERIM NATURE OF ORDINANCE

This Ordinance is adopted pursuant to Government Code section 65858 as an interim urgency ordinance prohibiting the establishment, expansion, or relocation of firearms retailing and

shooting ranges uses during the period in which the City is studying zoning and specific plan amendments related to firearms retailing and shooting ranges.

SECTION 5. DURATION

This Urgency Ordinance shall take effect immediately upon adoption and shall remain in effect for forty-five (45) days from the date of adoption, unless extended in accordance with Government Code section 65858.

SECTION 6. SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council declares that it would have adopted this ordinance and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more portions may be declared invalid.

SECTION 7. NON-CODIFICATION

This Ordinance is an interim urgency ordinance and shall not be codified in the Dublin Municipal Code.

SECTION 8. EFFECTIVE DATE AND ADOPTION

This Ordinance shall take effect immediately upon adoption by a four-fifths vote of the City Council.

SECTION 9. POSTING

The City Clerk of the City of Dublin shall cause this Ordinance to be published and posted in the manner required by law.

{Signatures on the following page}

PASSED, APPROVED AND ADOPTED BY the City Council of the City of Dublin, on this 20th day of January, 2026, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor

ATTEST:

City Clerk

Urgency Interim Ordinance Prohibiting the Establishment, Expansion, or Relocation of Firearms Retailing and Shooting Range Uses

City Council
January 20, 2026



Background

- Retail firearms sales are permitted by right in commercial zoning districts; indoor shooting ranges may be approved with a Zoning Clearance or Minor Use Permit, while outdoor ranges require a Conditional Use Permit.
- A recent inquiry proposed a firearms dealership with an indoor shooting range adjacent to a school under construction in Downtown Dublin.
- Although state and federal law restrict firearm possession within 1,000 feet of schools, they do not prohibit such facilities, prompting Staff to review the City's regulations.



Proposed Urgency Interim Ordinance

- Staff recommends adoption of an urgency interim ordinance establishing a citywide moratorium on new firearms retail sales, indoor shooting ranges, and related expansions or relocations.
- The moratorium would prevent new approvals while the City conducts a comprehensive regulatory review.
- Adoption requires a four-fifths vote of the City Council and would be effective for 45 days, with potential extensions.



Environmental Review

- Exempt per CEQA Guidelines section 15061(c)(3)
 - No possibility of a significant adverse impact on the environment



Recommendation

- Waive the reading and Adopt an **Urgency Interim Ordinance** Prohibiting the Establishment, Expansion, or Relocation of Firearms Retailing and Shooting Range Uses

