



Council Chamber
100 Civic Center Plaza
Dublin, CA 94568

Regular Meeting of the **DUBLIN PLANNING COMMISSION**

Tuesday, February 24, 2026

Location: Peter W. Snyder
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**

3.1 **Election of Chair and Vice-Chair of the Planning Commission**

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 December 09, 2025, Planning Commission Meeting Minutes**

Draft Minutes of the December 9, 2025, Planning Commission Meeting.

STAFF RECOMMENDATION:

Approve the Minutes of the December 9, 2025, Planning Commission Meeting.

[Staff Report](#)

[Attachment 1 - Draft Minutes of the December 9 2025 Planning Commission Meeting](#)

5.2 **Government Code Section 65402(a) General Plan Conformity Review – Proposed City of Dublin Property Interest Transfer to Alameda County Flood Control and Water Conservation District (Zone 7) for a Portion of Land Along Alamo Creek within Alamo Creek Park**

The Planning Commission will consider making a determination that the proposed City of Dublin property interest transfer to the Alameda County Flood Control and Water Conservation District (Zone 7) for a portion of land along Alamo Creek, is in conformity within the General Plan. California Government Code section 65402(a) requires the planning agency of the jurisdiction in which said property is located must first make the finding that the disposition of property is in conformance with the adopted General Plan of the local jurisdiction.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving the General Plan Conformity Review for a Proposed City of Dublin Property Interest Transfer to the Alameda County Flood Control and Water

Conservation District (Zone 7) for a Portion of Land Along Alamo Creek within Alamo Creek Park.

[Staff Report](#)

[Attachment 1 - Resolution Approving the General Plan Conformity Review](#)

6. **PUBLIC HEARING**

6.1 **Housing Element Implementation – Zoning Ordinance Amendments (PLPA-004326-2026)**

The Planning Commission will consider and make a recommendation to the City Council regarding City-initiated amendments to the Zoning Ordinance to implement General Plan Housing Element Program B.15 (Replacement Housing) and Program D.1 (Remove Development Constraints). Amendments are proposed to add Dublin Municipal Code Chapter 8.51 (Replacement Housing Requirements) and modify the multi-family residential parking requirements in Dublin Municipal Code Chapter 8.76 (Off-Street Parking and Loading Regulations). In addition, an amendment to Dublin Municipal Code Chapter 8.08 (Definitions) and minor clean up items in Dublin Municipal Code Chapter 8.12 (Zoning Districts and Permitted Uses of Land) and Chapter 8.116 (Zoning Clearance) are proposed. The Planning Commission will also consider and make a recommendation to the City Council regarding an exemption from the requirements of the California Environmental Quality Act.

STAFF RECOMMENDATION:

Conduct a public hearing, deliberate, and adopt the **Resolution** recommending City Council approval of amendments to Dublin Municipal Code Chapter 8.08 (Definitions), Chapter 8.12 (Zoning Districts and Permitted Uses of Land), Chapter 8.76 (Off-Street Parking and Loading Regulations) and Chapter 8.116 (Zoning Clearance), and the addition of Chapter 8.51 (Replacement Housing Requirements).

[Staff Report](#)

[Attachment 1 - Resolution Recommending City Council Approval of Zoning Ordinance Amendments](#)

[Attachment 2 - Exhibit A to Resolution - Ordinance Approving Amendments to Zoning Ordinance](#)

[Attachment 3 - Redlined Zoning Ordinance Amendments](#)

[Attachment 4 - Multi-Family Residential Parking Requirement Study, W-Trans, October 22, 2025](#)

7. **UNFINISHED BUSINESS**

8. **NEW BUSINESS**

9. **STAFF AND COMMISSIONER REPORTS**

Brief informational only reports from Planning Commissioners and/or Staff, including reports from Planning Commissioners 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, secure, and sustainable environment, fosters new opportunities, and champions a culture of equity, diversity, and inclusion.



STAFF REPORT

Planning Commission

DATE: February 24, 2026

TO: Planning Commission

SUBJECT: Approval of December 09, 2025, Planning Commission Meeting Minutes
Prepared by: Cathy Wells, Senior Office Assistant

EXECUTIVE SUMMARY:

Draft Minutes of the December 9, 2025, Planning Commission Meeting.

STAFF RECOMMENDATION:

Approve the Minutes of the December 9, 2025, Planning Commission Meeting.

DESCRIPTION:

The Planning Commission will consider approval of the minutes of the December 9, 2025, Regular Planning Commission Meeting.

ENVIRONMENTAL DETERMINATION:

None

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The Planning Commission Agenda was posted.

ATTACHMENTS:

- 1) Draft Minutes of December 9, 2025 Planning Commission Meeting



MINUTES OF THE PLANNING COMMISSION OF THE CITY OF DUBLIN

Regular Meeting: December 9, 2025

REGULAR MEETING 7:00 PM

A Regular Meeting of the Dublin Planning Commission was held on **Tuesday, December 9, 2025**, in the Peter W. Snyder Council Chamber. The meeting was called to order at 7:00 PM, by Planning Commission Chair, Rashid.

1) CALL TO ORDER

Attendee Name	Status
Wahida Rashid, Planning Commission Chair	Present
Srinivas Badami, Planning Commissioner	Present
Guanghui Han, Planning Commissioner	Present
Jaisena Prasath, Planning Commissioner	Present
Margaret Simuro, Planning Commissioner	Present
John Wu, Alternate Planning Commissioner	Present
Suresh Puli, Alternate Planning Commissioner	Present

2) PLEDGE OF ALLEGIANCE

3) PRESENTATIONS -None

4) PUBLIC COMMENT - None

5) CONSENT CALENDAR

5.1) Approve the November 19, 2025, Planning Commission Special Meeting Minutes.

On a motion by Commissioner Badami, seconded by Commissioner Prasath and by unanimous vote, the Planning Commission adopted the Consent Calendar.

RESULT: **ADOPTED [UNANIMOUS]**
MOVED BY: Srinivas Badami, Commissioner
SECOND: Jaisena Prasath, Commissioner
AYES: Badami, Han, Prasath, Simuro, Rashid
ABSENT:

5) **WRITTEN COMMUNICATION** – None

6) **PUBLIC HEARING**

6.1) **Sunflower Hill at Grace Pointe SDR (PLPA-004232-2025)**

Gaspare Annibale, Senior Planner, gave a presentation and answered questions posed by the Commissioners.

Chair Rashid opened the public hearing.

The Applicant, Susan Housman of Sunflower Hill, Jonathan Astman of SAHA and Laurie Moffitt, Architect, gave a presentation and answered questions posed by the Commissioners

Suresh Modi provided public comment
Skanda Muthaiah provided public comment
Venkat Adhish Vinakollu provided public comment

Chair Rashid closed the public hearing.

On a motion by Commissioner Simuro, seconded by Commissioner Prasath and by unanimous vote, the Planning Commission adopted the Resolution No. 25-06, titled, “Approving the Site Development Review Permit for the Sunflower Hill at Grace Pointe Project (Portion of APN 985-0051-006-00)”

RESULT: **ADOPTED [UNANIMOUS]**
MOVED BY: Margaret Simuro, Commissioner
SECOND: Jaisena Prasath, Commissioner
AYES: Badami, Han, Prasath, Simuro, Rashid
ABSENT:

7) **UNFINISHED BUSINESS** – None

8) **NEW BUSINESS** – None

9) **OTHER BUSINESS** –

Amy Million, Community Development Director, informed the Commissioners about the upcoming Planning Commissioners Academy.

10) **ADJOURNMENT**

Chair Rashid adjourned the meeting at 8:21 PM.

Wahida Rashid
Planning Commission Chair

ATTEST:

Amy Million
Community Development Director



STAFF REPORT

Planning Commission

DATE: February 24, 2026

TO: Planning Commission

SUBJECT: Government Code Section 65402(a) General Plan Conformity Review – Proposed City of Dublin Property Interest Transfer to Alameda County Flood Control and Water Conservation District (Zone 7) for a Portion of Land Along Alamo Creek within Alamo Creek Park
Prepared by: Gaspare Annibale, Senior Planner

EXECUTIVE SUMMARY:

The Planning Commission will consider making a determination that the proposed City of Dublin property interest transfer to the Alameda County Flood Control and Water Conservation District (Zone 7) for a portion of land along Alamo Creek, is in conformity within the General Plan. California Government Code section 65402(a) requires the planning agency of the jurisdiction in which said property is located must first make the finding that the disposition of property is in conformance with the adopted General Plan of the local jurisdiction.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving the General Plan Conformity Review for a Proposed City of Dublin Property Interest Transfer to the Alameda County Flood Control and Water Conservation District (Zone 7) for a Portion of Land Along Alamo Creek within Alamo Creek Park.

DESCRIPTION:

Background

Alamo Creek Park includes two City-owned parcels located on either side of Alamo Creek (Assessor Parcel Numbers (APNs) 941-2781-009-03 and 941-2781-007-03). The parcel containing Alamo Creek bisects the park and is owned by Alameda County Flood Control and Water Conservation District (Zone 7) (APN 941-2781-014-01). Alamo Creek is part of the regional drainage and flood control system. The park is located at 7601 Shady Creek Road west of Dougherty Road between Willow Creek Drive and Wildwood Road (See Figure 1 below).

Figure 1. Location Map



As part of the City's Alamo Creek Fence Replacement Project, a land survey identified a discrepancy between the property line and the existing fence along the eastern bank of Alamo Creek. The survey showed that a narrow 5,855-square-foot strip of land (APN 941-2781-007-03), owned by the City as part of Alamo Creek Park, lies on the creek side of the fence and was previously thought to be part of Zone 7 property. Both the City and Zone 7 propose a property line adjustment to align the property line with the existing fence by transferring the narrow strip from City ownership to Zone 7 ownership.

Zone 7 serves as the Tri-Valley's county flood control and water management agency with authority to own, operate, and maintain flood control channels, stream corridors, and related facilities within its service area, including Alamo Creek. Because the subject strip lies within the active creek corridor and is functionally part of the flood control channel, transferring it to Zone 7 would place the land under the ownership of the agency responsible for maintaining channel capacity, bank stabilization, vegetation management, and long-term flood protection. Since the proposed transfer would constitute a disposition of public property, Government Code section 65402(a) requires the Planning Commission to make a finding that the proposed transfer is consistent with the City's General Plan.

CONSISTENCY WITH THE DUBLIN GENERAL PLAN:

The Dublin General Plan Land Use Map identifies the location of land uses and a circulation system to serve those land uses at full build-out which is expected to occur in 2035. The Alamo Creek Park has a General Plan land use designation of Parks/Public Recreation and Alamo Creek is identified on the land use map as a Stream Corridor. Under subsection 1.8.1.5 Primary Planning Area, the Open Space land use designation includes stream protection corridors.

Furthermore, under Chapter 7 – Environmental Resources Management: Conservation Element, subsection 7.2.1 includes the following Guiding and Implementing Policies for Stream Corridors that require the following:

A. Guiding Policies

1. Protect riparian vegetation as a protective buffer for stream quality and for its value as a habitat and aesthetic resource.
2. Promote access to stream corridors for passive recreational use and to allow stream maintenance and improvements as necessary, while respecting the privacy of owners of property abutting stream corridors.

B. Implementing Policies

1. Enforce Watercourse Ordinance 52-87 for developed areas of the city.
2. Require open stream corridors of adequate width to protect all riparian vegetation, improve access, and prevent flooding caused by blockage of streams.
3. Require revegetation of creek banks with species characteristic of local riparian vegetation, where construction requires creekbank alteration.

The City of Dublin’s proposed transfer of property interest to Zone 7 is consistent with the General Plan’s goals for riparian protection, stream corridor access, flood management, and regulatory enforcement. Aligning the property line with Zone 7’s operational boundary will reflect the existing use and maintenance responsibilities for the creek corridor, thereby supporting the General Plan policies concerning flood management, public safety, and coordinated infrastructure management. Furthermore, facilitating coordinated public management of the stream corridor furthers the goals of both the Guiding and Implementing policies of the Dublin General Plan and the General Plan’s Conservation Element. Accordingly, Staff concludes that the proposed transfer of the narrow strip of land to Zone 7, which will continue to be used as a stream corridor, is consistent with the Dublin General Plan and satisfies the requirements of Government Code section 65402(a).

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15378(b)(2), the General Plan conformity determination does not constitute a “project” because it will not result in any direct or reasonably foreseeable indirect physical changes to the environment. The land will continue to function as a stream corridor, and no construction or alteration of the site is proposed. Therefore, no further environmental review under CEQA is required.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The Planning Commission Agenda was timely posted.

ATTACHMENTS:

- 1) Attachment 1 - Resolution Approving the General Plan Conformity Review for a Proposed City of Dublin Property Interest Transfer to the Alameda County Flood Control and Water Conservation District (Zone 7) for a Portion of Land Along Alamo Creek within Alamo Creek Park

RESOLUTION NO. 26 – XX**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF DUBLIN****APPROVING THE GENERAL PLAN CONFORMITY REVIEW FOR A PROPOSED CITY OF
DUBLIN PROPERTY INTEREST TRANSFER TO ALAMEDA COUNTY FLOOD CONTROL AND
WATER CONSERVATION DISTRICT
(ZONE 7) FOR A PORTION OF LAND ALONG ALAMO CREEK WITHIN ALAMO CREEK PARK
(APNS 941-2781-009-03, 941-2781-007-03, AND 941-2781-014-01)**

WHEREAS, Alamo Creek Park includes two City-owned parcels located on either side of Alamo Creek (Assessor Parcel Numbers (APNs) 941-2781-009-03 and 941-2781-007-03). The parcel containing Alamo Creek bisects the park and is owned by Alameda County Flood Control and Water Conservation District (Zone 7) (APN 941-2781-014-01); and

WHEREAS, the park is located at 7601 Shady Creek Road west of Dougherty Road between Willow Creek Drive and Wildwood Road; and

WHEREAS, as part of the City's Alamo Creek Fence Replacement Project, a land survey identified a discrepancy between the property line and the existing fence along the eastern bank of Alamo Creek; and

WHEREAS, the survey showed that a narrow 5,855-square-foot strip of land (APN 941-2781-007-03), owned by the City as part of Alamo Creek Park, lies on the creek side of the fence and was previously thought to be part of Zone 7 property. Both the City and Zone 7 propose a property line adjustment to align the property line with the existing fence by transferring the narrow strip from City ownership to Zone 7 ownership; and

WHEREAS, because the subject strip lies within the active creek corridor and is functionally part of the flood control channel, transferring it to Zone 7 would place the land under the ownership of the agency responsible for maintaining channel capacity, bank stabilization, vegetation management, and long-term flood protection; and

WHEREAS, since the proposed transfer would constitute a disposition of public property, Government Code section 65402(a) requires the Planning Commission to make a finding that the proposed transfer is consistent with the City's General Plan; and

WHEREAS, the Dublin General Plan Land Use Map identifies the location of land uses and a circulation system to serve those land uses at full build-out which is expected to occur in 2035. The Alamo Creek Park has a General Plan land use designation of Parks/Public Recreation and Alamo Creek is identified on the land use map as a Stream Corridor. Under subsection 1.8.1.5 Primary Planning Area, the Open Space land use designation includes stream protection corridors; and

WHEREAS, the City of Dublin's proposed transfer of property interest to Zone 7 is consistent with the General Plan's goals for riparian protection, stream corridor access, flood management, and regulatory enforcement. Aligning the property line with Zone 7's operational boundary therefore reflects the existing use and maintenance responsibilities for the creek corridor and supports the City's General Plan policies related to flood management, public safety, and coordinated infrastructure management.

WHEREAS, by facilitating coordinated public management of the stream corridor, the proposed transfer to Zone 7, which will continue to be used as a stream corridor, is consistent with both the Reso. No. 26-XX, Item X.X, Adopted XX/XX/2026 Page 1 of 2

Guiding and Implementing policies of the Dublin General Plan Conservation Element and Dublin General Plan; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15378(b)(2), the General Plan conformity determination does not constitute a “project” because it will not result in any direct or reasonably foreseeable indirect physical changes to the environment. The land will continue to function as a stream corridor, and no construction or alteration of the site is proposed. Therefore, no further environmental review under CEQA is required; and

WHEREAS, a Staff Report, dated February 24, 2026, and incorporated herein by reference, concludes that the proposed City of Dublin property interest transfer to Zone 7 is consistent with the Dublin General Plan.

NOW, THEREFORE, BE IT RESOLVED that the foregoing recitals are true and correct and made part of this Resolution.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Dublin hereby finds that the proposed City of Dublin property interest transfer to Zone 7 for a portion of land along Alamo Creek within Alamo Creek Park is in conformity within the Dublin General Plan and satisfies the requirements of Government Code section 65402(a).

PASSED, APPROVED AND ADOPTED this 24th day of February 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Planning Commission Chair

ATTEST:

Assistant Community Development Director



STAFF REPORT

Planning Commission

DATE: February 24, 2026

TO: Planning Commission

SUBJECT: Housing Element Implementation – Zoning Ordinance Amendments (PLPA-004326-2026)
Prepared by: Kristie Wheeler, Special Projects Manager

EXECUTIVE SUMMARY:

The Planning Commission will consider and make a recommendation to the City Council regarding City-initiated amendments to the Zoning Ordinance to implement General Plan Housing Element Program B.15 (Replacement Housing) and Program D.1 (Remove Development Constraints). Amendments are proposed to add Dublin Municipal Code Chapter 8.51 (Replacement Housing Requirements) and modify the multi-family residential parking requirements in Dublin Municipal Code Chapter 8.76 (Off-Street Parking and Loading Regulations). In addition, an amendment to Dublin Municipal Code Chapter 8.08 (Definitions) and minor clean up items in Dublin Municipal Code Chapter 8.12 (Zoning Districts and Permitted Uses of Land) and Chapter 8.116 (Zoning Clearance) are proposed. The Planning Commission will also consider and make a recommendation to the City Council regarding an exemption from the requirements of the California Environmental Quality Act.

STAFF RECOMMENDATION:

Conduct a public hearing, deliberate, and adopt the **Resolution** recommending City Council approval of amendments to Dublin Municipal Code Chapter 8.08 (Definitions), Chapter 8.12 (Zoning Districts and Permitted Uses of Land), Chapter 8.76 (Off-Street Parking and Loading Regulations) and Chapter 8.116 (Zoning Clearance), and the addition of Chapter 8.51 (Replacement Housing Requirements).

DESCRIPTION:

Background

In November 2022, the City Council approved the draft General Plan 2023-2031 Housing Element and associated General Plan and Specific Plan amendments and rezonings. The draft Housing Element was then submitted for review and certification to the State Department of Housing and Community Development (HCD). The Housing Element was certified by HCD on January 19, 2024, and includes a number of programs that are required to be implemented by

the City.

Proposed Project

The City has initiated amendments to the Zoning Ordinance to provide timely and effective implementation of the Housing Element. Amendments are proposed to add Dublin Municipal Code (DMC) Chapter 8.51 (Replacement Housing Requirements) and modify Chapter 8.76 (Off-Street Parking and Loading Regulations). The proposed amendments would implement the following Housing Element programs:

- **B.15 (Replacement Housing).** The City may have existing non-vacant sites included within the Sites Inventory that may contain vacant or demolished residential units that were occupied by lower-income households or households subject to affordability requirements within the last five years. Adopt a formal replacement housing program to ensure any units currently occupied by lower-income households, or households subject to affordability requirements within the last five years, that are lost to new housing development are replaced in compliance with the California Government Code.
- **D.1 (Remove Development Constraints).** Review the Zoning Ordinance to identify standards and requirements that may constrain the development of affordable housing. Specifically, review requirements such as minimum unit size, setbacks, parking requirements, and height restrictions, to ensure the standards do not impede reasonable development.

Amend parking requirements for multi-family developments to remove distinctions between for-sale and for-rent residential developments and to remove guest parking requirements.

In addition, an amendment to DMC Chapter 8.08 (Definitions) and minor clean up items in DMC Chapter 8.12 (Zoning Districts and Permitted Uses of Land) and Chapter 8.116 (Zoning Clearance) are proposed and explained in more detail in the analysis section below.

Analysis

The following is an analysis of the proposed Zoning Ordinance Amendments by topic – Replacement Housing, Remove Development Constraints, and Clean Up Items.

Replacement Housing

The Housing Element is required to identify sites by income category to meet the City's Regional Housing Needs Allocation (RHNA). The sites identified in the Housing Element include non-vacant sites that may contain existing residential units that could be demolished as a result of future housing development.

The California Legislature has adopted three laws – Density Bonus law, Housing Element law, and the Housing Crisis Act of 2019 (also known as SB 330) – to ensure that new housing developments do not reduce the total number of existing residential units and do not reduce

the number of units that provide housing to lower income households. In accordance with these laws, a housing development must create at least as many residential units as would be demolished. Projects must also replace units rented to lower income households with units affordable to lower income households and, in some cases, provide relocation and other benefits to lower income households who are displaced by the new construction.

Replacement housing requirements have applied to projects requesting a density bonus since 2015, and those requirements also apply to any site listed in the Housing Element. The Housing Crisis Act of 2019 and amendments effective January 1, 2022, expanded that requirement to any proposed housing development that proposes to demolish existing units.

The purpose of replacement housing requirements is to prevent the loss of housing units and displacement of lower income households. State law does not allow local agencies to approve new housing development that includes demolition of existing housing units unless the proposed development complies with the applicable replacement housing requirements. Below is an overview of the proposed amendment to the Zoning Ordinance that would implement Housing Element Program B.15 and ensure compliance with state law.

DMC Chapter 8.51 (Replacement Housing Requirements)

An amendment is proposed to add a new chapter to the Zoning Ordinance that specifies that housing demolition and new housing development projects must comply with the requirements of state law governing replacement housing units.

Remove Development Constraints

Pursuant to Housing Element Program D.1, staff reviewed the Zoning Ordinance to identify standards and requirements that may constrain affordable housing development. With the exception of minimum parking requirements, staff concluded that the development standards provide sufficient flexibility such that they do not present a constraint to the development of affordable housing. The City's Planned Development (PD) zoning district allows a developer to request a rezoning and propose development standards, such as setbacks, lot coverage and building height, tailored to the site and proposed project. In addition, state Density Bonus law allows a developer to request waivers and reductions in development standards for an affordable housing project even if a density bonus is not requested.

To identify an appropriate minimum parking requirement for multi-family developments, the City hired W-Trans to prepare a Multi-Family Residential Parking Requirement Study. Based on a comparison of the City's minimum parking requirements for multi-family development with nearby cities and the Institute of Transportation Engineers (ITE) Parking Generation Manual, W-Trans concluded that the City's parking requirements are comparable to some nearby cities but the requirements for condominiums and smaller units are generally higher. W-Trans also found that the City's parking requirements exceeded ITE's peak parking demand. To better align the City's multi-family parking requirements with peak parking demand associated with the number of bedrooms per unit as well as the presence of senior and affordable housing, W-Trans recommended the parking ratios found below.

DMC Chapter 8.76 (Off-Street Parking and Loading Regulations)

Amendments are proposed to DMC Chapter 8.76 to combine for-sale and for-rent residential development in a new multi-family residential use type that includes both apartments and condominiums; add affordable housing as a new residential use type; and modify the minimum parking requirements for multi-family development, consistent with the recommendations contained in the Multi-Family Residential Parking Requirement Study prepared by W-Trans. The following table shows the City’s current parking requirements and proposed modifications where underlined text is proposed to be added and text with a ~~strikethrough~~ is proposed to be deleted:

RESIDENTIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
<u>Multi-family Apartments/Condominiums</u>	
Studio/ <u>1 Bedroom</u>	1 space covered or garaged per dwelling plus 1 parking space for unreserved and guest parking.
1 Bedroom	1 covered or garaged per dwelling plus 1 parking space for unreserved and guest parking.
2+ Bedrooms	<u>2 spaces</u> 1 covered or garaged per dwelling plus 1 parking space for unreserved and guest parking.
Condominiums	-
Studio and 1 Bedroom	1 covered or garaged per dwelling plus 1 guest parking space per dwelling which shall be marked as a guest parking space
2 or more Bedrooms	2 covered or garaged per dwelling plus 1 guest parking space per dwelling which shall be marked as a guest parking space
Senior Citizen Apartments Housing	<u>0.75 spaces</u> 1 covered or garaged per dwelling plus one guest parking space for every three dwelling units.
<u>Affordable Housing</u>	
<u>Studio/1 Bedroom</u>	<u>0.5 spaces per dwelling</u>
<u>2+ Bedrooms</u>	<u>1.5 spaces per dwelling</u>

An amendment to DMC Chapter 8.08 (Definitions) is also proposed to change “Senior Citizen Apartments” to “Senior Housing” and update the definition to reflect that senior housing can include rental or condominium units.

Clean Up Items

DMC Chapter 8.12 (Zoning Districts and Permitted Uses of Land)

In February 2025, the City Council approved amendments to the Zoning Ordinance to

implement several programs in the Housing Element. Included was Program B.12 (Single Room Occupancy Units), which required staff to review the permitting procedures for single room occupancy units (SROs) and remove potential constraints. As such, staff recommended and the City Council approved a Zoning Ordinance Amendment to permit SROs in the C-2 (General Commercial) zoning district with a Zoning Clearance rather than a Conditional Use Permit. However, when preparing the amendment to the land use table in DMC Chapter 8.12, staff inadvertently used the notation P (Permitted) instead of ZC (Zoning Clearance).

Similarly, in July 2025, the City Council approved amendments to the Zoning Ordinance to implement additional programs in the Housing Element. Included was Program E.4 (Low-Barrier Navigation Centers), which required the City to adopt procedures and regulations for Low-Barrier Navigation Centers, including a ministerial approval process. As such, staff recommended and the City Council approved a Zoning Ordinance Amendment to permit Low-Barrier Navigation Centers in the Downtown Dublin zoning districts and Planned Development (PD) zoning district, if the approved PD allows mixed-use or is a commercial PD permitting multifamily uses with a Zoning Clearance. However, staff inadvertently neglected to include a notation that the land use is permitted with a Zoning Clearance.

Amendments are proposed in DMC Chapter 8.12 to correct these two errors.

DMC Chapter 8.116 (Zoning Clearance)

As part of the Zoning Ordinance Amendments noted above for SROs and Low-Barrier Navigation Centers, amendments to DMC Chapter 8.116 (Zoning Clearance) were included to add the two use types to the list of uses requiring ministerial review and approval of a Zoning Clearance. However, when preparing the amendments to DMC Chapter 8.116, staff added SROs and Low-Barrier Navigations Centers to DMC Section 8.116.020 (Applications Requiring a Zoning Clearance) but neglected to add the two use types to DMC Section 8.116.030 (Application), Section 8.116.040 (Approval) and Section 8.116.050 (Expiration of Zoning Clearance).

Amendments are proposed in DMC Chapter 8.116 to correct these omissions.

A draft Planning Commission Resolution recommending City Council approval of the proposed amendments is included as Attachment 1 with the draft Ordinance included as Attachment 2. A redlined version of the proposed Zoning Ordinance Amendments is included as Attachment 3, where underlined text is proposed to be added and text with a ~~strikethrough~~ is proposed to be deleted. The Multi-Family Residential Parking Requirement Study prepared by W-Trans is included as Attachment 4.

Consistency with the General Plan, Specific Plans, and Zoning Ordinance

The proposed Zoning Ordinance Amendments are consistent with the Dublin General Plan in that the amendments are necessary to comply with state law and implement programs identified in the Housing Element. Specifically, the proposed Zoning Ordinance Amendments would implement Housing Element Programs B.15 (Replacement Housing) and D.1 (Remove Development Constraints). In addition, the proposed Zoning Ordinance Amendments would correct previous errors and omissions.

ENVIRONMENTAL DETERMINATION:

The California Environmental Quality Act (CEQA), together with State Guidelines and City of Dublin CEQA Guidelines and Procedures require that certain projects be reviewed for environmental impacts and that environmental documents be prepared. The proposed Zoning Ordinance Amendments are exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the amendments will have a significant effect on the environment and are not subject to CEQA review.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

In accordance with State law, a public notice was published in the *East Bay Times* and posted at several locations throughout the City. Additionally, the Planning Commission Agenda was posted.

ATTACHMENTS:

- 1) Resolution Recommending City Council Approval of Zoning Ordinance Amendments
- 2) Exhibit A to Resolution – City Council Ordinance Approving Zoning Ordinance Amendments
- 3) Redlined Zoning Ordinance Amendments
- 4) Multi-Family Residential Parking Requirement Study, W-Trans, October 22, 2025

RESOLUTION NO. XX – 26

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF DUBLIN**

**RECOMMENDING CITY COUNCIL APPROVAL OF AMENDMENTS TO DUBLIN MUNICIPAL
CODE CHAPTER 8.08 (DEFINITIONS), CHAPTER 8.12 (ZONING DISTRICTS AND
PERMITTED USES OF LAND), CHAPTER 8.76 (OFF-STREET PARKING AND LOADING
REGULATIONS) AND CHAPTER 8.116 (ZONING CLEARANCE), AND THE ADDITION OF
CHAPTER 8.51 (REPLACEMENT HOUSING REQUIREMENTS)
(PLPA-004326-2026)**

WHEREAS, the City occasionally initiates amendments to the Dublin Municipal Code to clarify, add, or amend certain provisions to ensure that it remains current with federal and state law, internally consistent, simple to understand and implement, and relevant to changes occurring in the community; and

WHEREAS, Staff has initiated amendments to Dublin Municipal Code Chapter 8.08 (Definitions), Chapter 8.12 (Zoning Districts and Permitted Uses of Land), Chapter 8.76 (Off-Street Parking and Loading Regulations) and Chapter 8.116 (Zoning Clearance). The proposed amendments also include a new chapter, Dublin Municipal Code Chapter 8.51 (Replacement Housing Requirements). The proposed amendments (the “Project”) would implement certain programs contained in the General Plan Housing Element and provide minor clean up; and

WHEREAS, the Project would implement General Plan Housing Element Program B.15 (Replacement Housing) and Program D.1 (Remove Development Constraints); and

WHEREAS, the California Environmental Quality Act (“CEQA”), together with the State Guidelines and City of Dublin CEQA Guidelines and Procedures require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the Planning Commission recommends that the City Council find the Project exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3) as the Project would not result in any physical changes and it can be seen with certainty that there is no possibility that the Project would have a significant effect on the environment and is not subject to CEQA review; and

WHEREAS, the Planning Commission held a duly noticed public hearing on February 24, 2026, during which all interested persons were heard; and

WHEREAS, proper notice of said hearing was given in all respects as required by law; and

WHEREAS, a Staff Report dated February 24, 2026, was submitted to the Dublin Planning Commission recommending approval of the proposed amendments to Dublin Municipal Code Chapter 8.08 (Definitions), Chapter 8.12 (Zoning Districts and Permitted Uses of Land), Chapter 8.76 (Off-Street Parking and Loading Regulations) and Chapter 8.116 (Zoning Clearance), and the addition of a new chapter, Chapter 8.51 (Housing Replacement Requirements); and

WHEREAS, the Planning Commission did hear and consider all said reports, recommendations and testimony herein above set forth and used its independent judgment to evaluate the recommendations.

NOW, THEREFORE, BE IT RESOLVED that the foregoing recitals are true and correct and made a part of this Resolution.

BE IT FURTHER RESOLVED that the City of Dublin Planning Commission does hereby recommend that the City Council adopt the Ordinance attached hereto as **Exhibit A** and incorporated herein by reference.

PASSED, APPROVED AND ADOPTED this 24th day of February 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Planning Commission Chair

Planning Manager

ORDINANCE NO. XX - 26

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

**APPROVING AMENDMENTS TO DUBLIN MUNICIPAL CODE CHAPTER 8.08 (DEFINITIONS),
CHAPTER 8.12 (ZONING DISTRICTS AND PERMITTED USES OF LAND), CHAPTER 8.76 (OFF-
STREET PARKING AND LOADING REGULATIONS) AND CHAPTER 8.116 (ZONING
CLEARANCE), AND THE ADDITION OF CHAPTER 8.51 (REPLACEMENT HOUSING
REQUIREMENTS)
(PLPA-004326-2026)**

The Dublin City Council does ordain as follows:

SECTION 1. RECITALS

- A. The City occasionally initiates amendments to the Dublin Municipal Code to clarify, add, or amend certain provisions to ensure that it remains current with federal and state law, internally consistent, simple to understand and implement, and relevant to changes occurring in the community.
- B. Staff has initiated amendments to Dublin Municipal Code Chapter 8.08 (Definitions), Chapter 8.12 (Zoning Districts and Permitted Uses of Land), Chapter 8.76 (Off-Street Parking and Loading Regulations) and Chapter 8.116 (Zoning Clearance). The proposed amendments also include a new chapter, Dublin Municipal Code Chapter 8.51 (Replacement Housing Requirements). The proposed amendments (the "Project") would implement certain programs contained in the General Plan Housing Element and provide minor clean up.
- C. The Project would implement General Plan Housing Element Program B.15 (Replacement Housing) and Program D.1 (Remove Development Constraints).
- D. The Planning Commission held a duly noticed public hearing on February 24, 2026, during which all interested persons were heard, and adopted Resolution No. _____ recommending that the City Council approve the Project.
- E. A Staff Report was submitted to the Dublin City Council recommending approval of the Project.
- F. The City Council held a public hearing on _____, at which time all interested persons had an opportunity to be heard.
- G. Proper notice of said hearing was given in all respects as required by law.
- H. The City Council did hear and consider all said reports, recommendations, and testimony set forth above and used its independent judgement to evaluate the Project.

SECTION 2. FINDINGS

- A. Pursuant to Dublin Municipal Code Section 8.120.050.B., the City Council hereby finds that the Project is consistent with the Dublin General Plan in that the amendments are necessary to comply with state law and implement programs identified in the Housing Element. Specifically, the proposed Zoning Ordinance Amendments would implement Housing Element Program B.15 (Replacement Housing) and Program D.1 (Remove Development Constraints). In addition, the proposed Zoning Ordinance Amendments would correct previous errors and omissions.
- B. The California Environmental Quality Act (“CEQA”), together with the State Guidelines and City of Dublin CEQA Guidelines and Procedures require that certain projects be reviewed for environmental impacts and that environmental documents be prepared. The City Council finds that the Project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3) as the Project would not result in any physical changes and it can be seen with certainty that there is no possibility that the Project would have a significant effect on the environment and is not subject to CEQA review.

SECTION 3. AMENDMENT TO CHAPTER 8.08

Dublin Municipal Code Section 8.08.020 is amended as follows:

Senior Housing. The term Senior Housing shall mean a multifamily building of three or more residential units where all units are restricted to occupants aged 62 and above.

SECTION 4. AMENDMENT TO CHAPTER 8.12

Dublin Municipal Code Section 8.12.050 is amended as follows:

8.12.050 Permitted and Conditionally Permitted Land Uses.

RESIDENTIAL USE TYPE	A	R-1	R-2	R-M	C-O	C-N	C-1	C-2	M-P	M-1	M-2
Low-Barrier Navigation Center ⁷	-	-	-	-	-	-	-	-	-	-	-
Single Room Occupancy Units	-	-	-	-	-	-	-	ZC	-	-	-

⁷Permitted with a Zoning Clearance in the Downtown Dublin Zoning Districts, and in the Planned Development (PD) Zoning District, if the approved PD allows mixed-use or is a commercial PD permitting multifamily uses.

SECTION 5. ADDITION OF CHAPTER 8.51

Dublin Municipal Code Chapter 8.51 is added to read as follows:

**Chapter 8.51
HOUSING REPLACEMENT REQUIREMENTS**

8.51.010 Purpose.

The purpose of this Chapter is to prevent the loss of housing units and displacement of lower income households. State law does not allow local agencies to approve new housing developments that include demolition of existing housing units unless the proposed development complies with the applicable replacement housing requirements. Housing demolition and housing development projects must comply with the requirements of state law governing replacement housing units, including but not limited to Government Code Sections 66300.5 et seq., 65583.2 and 65915(c)(3), as may be amended.

8.51.020 Requirements for Replacement Housing.

A. Unless replacement housing is proposed, a housing development project that includes the demolition of existing housing units shall not be approved on any property that:

1. Includes rental housing units or, if the housing units have been vacated or demolished in the five (5) year period preceding the development application, have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to low- or very low-income households;
2. Is subject to any other form of rent or price control through a public entity's valid exercise of its police power; or
3. Is occupied by low- or very low-income households.

B. A housing development project that includes demolition of existing housing units on any property described above shall replace those units in compliance with the provisions of Government Code Section 65915(c)(3).

SECTION 6. AMENDMENT TO CHAPTER 8.76

Dublin Municipal Code Section 8.76.080.B is amended as follows:

RESIDENTIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Multifamily Apartments/Condominiums	
Studio/1 Bedroom	1 space per dwelling
2+ Bedrooms	2 spaces per dwelling
Senior Housing	0.75 spaces per dwelling
Affordable Housing	
Studio/1 Bedroom	0.5 spaces per dwelling
2+ Bedrooms	1.5 spaces per dwelling

SECTION 7. AMENDMENT TO CHAPTER 8.116

Dublin Municipal Code Section 8.116.030 is amended as follows:

8.116.030 Application.

L. Single Room Occupancy Units. If the Zoning Clearance is for Single Room Occupancy Units, the Applicant shall submit a “Zoning Clearance for Single Room Occupancy Units” application form provided by the Community Development Department with such information requested on said form.

M. Low-Barrier Navigation Centers. If the Zoning Clearance is for a Low-Barrier Navigation Center, the Applicant shall submit a “Zoning Clearance for Low-Barrier Navigation Centers” application form provided by the Community Development Department with such information requested on said form.

N. Outdoor Live Entertainment. If the Zoning Clearance is for Outdoor Live Entertainment, the Applicant shall submit a “Zoning Clearance for Outdoor Live Entertainment” form along with such information requested on said form.

Dublin Municipal Code Section 8.116.040 is amended as follows:

8.116.040 Approval.

L. Single Room Occupancy Units. All Single Room Occupancy Units shall be reviewed for compliance with Chapter 8.46 (Single Room Occupancy Units). The Zoning Clearance approval for Single Room Occupancy Units shall be a completed “Zoning Clearance for Single Room Occupancy Units” application form and any pertinent attachments as required on the form with the date and signature of the Community Development Director or his/her designee.

M. Low-Barrier Navigation Centers. All Low-Barrier Navigation Centers shall be reviewed for compliance with Chapter 8.49 (Low-Barrier Navigation Centers). The Zoning Clearance approval for Low-Barrier Navigation Centers shall be a completed “Zoning Clearance for Low-Barrier Navigation Centers” application form and any pertinent attachments as required on the form with the date and signature of the Community Development Director or his/her designee.

N. Outdoor Live Entertainment. All requests for Outdoor Live Entertainment shall be reviewed for compliance with Chapter 8.41 (Outdoor Live Entertainment). The zoning clearance approval for Outdoor Live Entertainment shall be a completed “Zoning Clearance for Outdoor Live Entertainment” application form and any pertinent attachments as required on the form with the date and signature of the Community Development Director or his/her designee.

Dublin Municipal Code Section 8.116.050 is amended as follows:

8.116.050 Expiration of Zoning Clearance.

L. Single Room Occupancy Units. A Zoning Clearance issued in conjunction with Single Room Occupancy Units shall expire when the use is no longer operational.

M. Low-Barrier Navigation Centers. A Zoning Clearance issued in conjunction with Low-Barrier Navigation Centers shall expire when the use is no longer operational.

N. Outdoor Live Entertainment. A Zoning Clearance issued for Outdoor Live Entertainment shall expire when the use is no longer operational.

SECTION 8. POSTING OF ORDINANCE

The City Clerk of the City of Dublin shall cause this Ordinance to be posted in at least three public spaces in the City of Dublin in accordance with Section 36933 of the Government Code of the State of California.

SECTION 9. EFFECTIVE DATE

This Ordinance shall take effect 30 days following its adoption.

PASSED AND ADOPTED BY the City Council of the City of Dublin, on this ____ day of _____ 2026, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor

ATTEST:

City Clerk

Chapter 8.08 Definitions

8.08.020 Definitions (A-Z)

Senior **Housing Citizen Apartment**. The term Senior **Housing Citizen Apartment** shall mean a multifamily building of three or more residential units **that is under single ownership** where all units are restricted to occupants aged 62 and above.

Chapter 8.12 Zoning Districts and Permitted Land Uses

8.12.050 Permitted and Conditionally Permitted Land Uses

RESIDENTIAL USE TYPE	A	R-1	R-2	R-M	C-O	C-N	C-1	C-2	M-P	M-1	M-2
Low-Barrier Navigation Center ⁷	-	-	-	-	-	-	-	-	-	-	-
Single Room Occupancy Units	-	-	-	-	-	-	-	PZC	-	-	-

⁷Permitted **with a Zoning Clearance** in the Downtown Dublin Zoning Districts, and in the Planned Development (PD) Zoning District, if the approved PD allows mixed-use or is a commercial PD permitting multifamily uses.

Chapter 8.51 **REPLACEMENT HOUSING REQUIREMENTS**

8.51.010 Purpose.

The purpose of this Chapter is to prevent the loss of housing units and displacement of lower income households. State law does not allow local agencies to approve new housing developments that include demolition of existing housing units unless the proposed development complies with the applicable replacement housing requirements. Housing demolition and housing development projects must comply with the requirements of state law governing replacement housing units, including but not limited to Government Code Sections 66300.5 et seq., 65583.2 and 65915(c)(3), as may be amended.

8.51.020 Requirements for Replacement Housing.

A. Unless replacement housing is proposed, a housing development project that includes the demolition of existing housing units shall not be approved on any property that:

1. Includes rental housing units or, if the housing units have been vacated or demolished in the five (5) year period preceding the development application, have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to low- or very low-income households;

2. Is subject to any other form of rent or price control through a public entity's valid exercise of its police power; or

3. Is occupied by low- or very low-income households.

B. A housing development project that includes demolition of existing housing units on any property described above shall replace those units in compliance with the provisions of Government Code Section 65915(c)(3).

**Chapter 8.76
Off-Street Parking and Loading Regulations**

8.76.080 Parking Requirements by Use Type.

B. Residential Use Types. Residential Use Types shall provide off-street parking spaces as follows:

RESIDENTIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
<u>Multifamily Apartments/Condominiums</u>	
<u>Studio/1 Bedroom</u>	1 space covered or garaged per dwelling plus 1 parking space for unreserved and guest parking.
1 Bedroom	1 covered or garaged per dwelling plus 1 parking space for unreserved and guest parking.
2+ Bedrooms	2 spaces 1 covered or garaged per dwelling plus 1 parking space for unreserved and guest parking.
<u>Condominiums</u>	-
Studio and 1 Bedroom	1 covered or garaged per dwelling plus 1 guest parking space per dwelling which shall be marked as a guest parking space
2 or more Bedrooms	2 covered or garaged per dwelling plus 1 guest parking space per dwelling which shall be marked as a guest parking space
<u>Senior Citizen Apartments Housing</u>	<u>0.75 spaces 1 covered or garaged per dwelling plus one guest parking space for every three dwelling units.</u>
<u>Affordable Housing</u>	

RESIDENTIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
<u>Studio/1 Bedroom</u>	<u>0.5 spaces per dwelling</u>
<u>2+ Bedrooms</u>	<u>1.5 spaces per dwelling</u>

**Chapter 8.116
Zoning Clearance**

8.116.030 Application.

L. Single Room Occupancy Units. If the Zoning Clearance is for Single Room Occupancy Units, the Applicant shall submit a “Zoning Clearance for Single Room Occupancy Units” application form provided by the Community Development Department with such information requested on said form.

M. Low-Barrier Navigation Centers. If the Zoning Clearance is for a Low-Barrier Navigation Center, the Applicant shall submit a “Zoning Clearance for Low-Barrier Navigation Centers” application form provided by the Community Development Department with such information requested on said form.

N.L. Outdoor Live Entertainment. If the Zoning Clearance is for Outdoor Live Entertainment, the Applicant shall submit a “Zoning Clearance for Outdoor Live Entertainment” form along with such information requested on said form.

8.116.040 Approval.

L. Single Room Occupancy Units. All Single Room Occupancy Units shall be reviewed for compliance with Chapter 8.46 (Single Room Occupancy Units). The Zoning Clearance approval for Single Room Occupancy Units shall be a completed “Zoning Clearance for Single Room Occupancy Units” application form and any pertinent attachments as required on the form with the date and signature of the Community Development Director or his/her designee.

M. Low-Barrier Navigation Centers. All Low-Barrier Navigation Centers shall be reviewed for compliance with Chapter 8.49 (Low-Barrier Navigation Centers). The Zoning Clearance approval for Low-Barrier Navigation Centers shall be a completed “Zoning Clearance for Low-Barrier Navigation Centers” application form and any pertinent attachments as required on the form with the date and signature of the Community Development Director or his/her designee.

N.L. Outdoor Live Entertainment. All requests for Outdoor Live Entertainment shall be reviewed for compliance with Chapter 8.41 (Outdoor Live Entertainment). The zoning clearance approval for Outdoor Live Entertainment shall be a completed “Zoning Clearance for Outdoor Live Entertainment” application form and any pertinent attachments as required on the form with the date and signature of the Community Development Director or his/her designee.

8.116.050 Expiration of Zoning Clearance.

L. Single Room Occupancy Units. A Zoning Clearance issued in conjunction with Single Room Occupancy Units shall expire when the use is no longer operational.

M. Low-Barrier Navigation Centers. A Zoning Clearance issued in conjunction with Low-Barrier Navigation Centers shall expire when the use is no longer operational.

N.L. Outdoor Live Entertainment. A Zoning Clearance issued for Outdoor Live Entertainment shall expire when the use is no longer operational.



October 22, 2025

Ms. Kristie Wheeler
Special Projects Manager
City of Dublin
100 Civic Plaza
Dublin, CA 94568

Multi-Family Residential Parking Requirement Study

Dear Ms. Wheeler;

W-Trans has completed an evaluation and identification of appropriate minimum parking requirements for multi-family uses in the City of Dublin given the direction from the City's General Plan Housing Element to propose new standards outside of the downtown and half-mile area around the BART station. Per City direction, for purposes of this study it was assumed that there is no distinction between for-sale and for-rent developments, and specific guest requirements were eliminated.

Existing Parking Requirements

Current requirements outlined in Chapter 8.76 of the City of Dublin's Municipal Code vary by unit type, with apartments generally requiring one covered space and one additional space per unit, and condominiums each requiring up to two covered spaces plus guest parking. Comparisons with nearby jurisdictions, including Pleasanton, Livermore, and Fremont, show a range of standards, with some cities applying tiered or reduced ratios based on unit size or project characteristics. Additionally, vehicle ownership data from the 2023 American Community Survey indicates an average of 1.96 vehicles per household in Dublin, with ownership varying by household size from 1.19 vehicles for one-person households to 2.28 vehicles for households with four or more people. Although not all vehicles in a multifamily development will be present and parked at the same time, this progression highlights how parking demand varies by household composition and supports the need to tailor parking standards accordingly. Table 1 shows the multifamily parking requirements for Dublin compared to several nearby jurisdictions.

City	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Senior
Dublin	1 covered sp + 1 guest sp/unit (Apartments)					1 covered sp + 1 guest sp/3 units
	1 covered sp + 1 guest sp/unit (Condominiums)		2 covered sp + 1 guest sp/unit (Condominiums)			
Pleasanton	2 sp/unit for first 4 units then 1.5 sp/unit (1 covered/unit); 1 guest sp/7 units			2 sp/unit (1 covered); 1 guest sp/7 units		N/A
Livermore	1.75 sp/unit; projects with 80% units 800 SF or less and 1 bedroom, 1.5 sp per unit; 80% covered					1.25 sp/unit
San Ramon	1 covered sp/unit + 1 guest sp/4 units		2 sp/unit (1 covered) + 1 guest sp/4 units		3 sp/unit (1 covered) + 1 guest sp/4 units	N/A
Danville	1 sp/unit + 1 guest sp/4 units (50% covered)	1.5 sp/unit + 1 guest sp/4 units (50% covered)	2 sp/unit + 1 guest sp/4 units (50% covered)			N/A
Walnut Creek	0.5 sp/unit	1 sp/unit	1.25 sp/unit			*

City	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Senior
Pleasant Hill	1.5 sps/unit (1 covered) + 1 guest sp/2 units		2 sp/unit (1 covered) + 1 guest sp/2 units			0.4 sp/unit
Concord	1 sp/unit (1 covered) + 1 guest sp/3 units	1.5 sp/unit (1 covered) + 1 guest sp/3 units	2 sp/unit (1 covered) + 1 guest sp/3 units		2 sp/unit (1 covered) + 1 guest sp/3 units + .5 sp/bedroom for 4 or more	*
Fremont	1 sp/unit + 1 guest sp/2 units		1.5 sp/unit (0.5 covered) + 1 guest sp/2 units			0.5 sp/unit + 1 guest sp/2 units

Notes: sp = space(s)

Pleasanton ratios for all condominiums are 2 spaces per unit (at least 1 covered). San Ramon studio and one-bedroom parking requirements may be modified by the review authority for affordable housing, mixed use, or senior housing projects. Danville guest parking requirements may count on-street parking spaces abutting the project site. Walnut Creek senior parking requirements are determined on a case-by-case basis. Concord senior parking requirements may be reduced by the reviewing authority. No jurisdiction has specific requirements related to affordable or below-market multifamily housing.

Parking Analysis

Minimum parking requirements for multi-family residential uses in Dublin were compared to the average peak “General Urban/Suburban”, “Not Close to Rail Transit” demand estimates published by the Institute of Transportation Engineers in *Parking Generation Manual*, 6th Edition (2023).

For apartments and condominiums, the parking demand of the project was estimated using the published per bedroom standard rates for “Multifamily Housing 2+ BR Low-Rise” (ITE LU #220) and “Multifamily Housing 2+ BR Mid-Rise” (ITE LU #221) (i.e., residential buildings that contain at least one dwelling unit with two or more bedrooms); weekday rates were used given the limited number of Saturday data points.

For senior housing, the parking demand of the project was estimated using the published per unit standard rates for “Senior Adult Housing - Multifamily” (ITE LU #252) for market rate units and “Affordable Housing – Senior Subcategory” (ITE LU #223) for affordable rate units. Per bedroom data for these land uses were either non-existent or insufficient and weekday rates were used given the limited number of Saturday data points.

For general affordable housing, the parking demand of the project was estimated using the published per bedroom standard rates for “Affordable Housing – Income Limits Subcategory” (ITE LU #223). Weekday rates were used given the limited number of Saturday data points.

A comparison of the City’s requirements and ITE parking demand estimates are shown in Table 2. For example, the City requires two spaces per apartment unit, consisting of one covered space and one unreserved or guest space, regardless of unit size. In contrast, ITE estimates the average peak parking demand for apartments and condominiums at 0.68 spaces per bedroom for low-rise apartments and 0.78 spaces per bedroom for mid-rise apartments. These figures suggest that Dublin’s current parking requirements may exceed projected peak demand rates, particularly for smaller units.

Residential Type	Unit Category	City of Dublin Requirement	Required Spaces/Unit	ITE Peak Parking Ratio	ITE Peak Parking Demand Estimate
Apartment	Studio/1 Bedroom	1 covered space + 1 guest space/unit	2	0.68 - 0.78 spaces/bedroom	0.68 - 0.78
	2 Bedrooms				1.36 – 1.56
	3 Bedrooms				2.04 – 2.72

Residential Type	Unit Category	Proposed Requirement	ITE Peak Parking Ratio	ITE Peak Parking Demand Estimate	
Condo	Studio/1 Bedroom	1 covered space + 1 guest space/unit	2	0.68 - 0.78 spaces/bedroom	0.68 - 0.78
	2 Bedrooms	2 covered spaces + 1 guest space/unit	3		1.36 – 1.56
	3 Bedrooms				2.04 – 2.72
Senior Housing	Any	1 covered space + 1 guest space/3 units	1.33	0.61 spaces/unit	0.61

The table shows that the City’s Code requirements for parking exceed ITE peak parking demand for almost all unit types and sizes, indicating that the requirements likely result in vacant, unused spaces even at peak hours. To better align the City’s multifamily parking requirements with those of nearby communities, and with actual peak parking demands associated with the number of bedrooms per unit as well as the presence of senior and affordable housing, the parking ratios shown in Table 3 are recommended.

Residential Type	Unit Category	Proposed Requirement	ITE Peak Parking Ratio	ITE Peak Parking Demand Estimate
Multifamily (Apartments & Condos)	Studio/1 Bedroom	1 space	0.68 - 0.78 spaces/bedroom	0.68 - 0.78
	2+ Bedrooms	2 spaces		1.36 +
Senior Housing	Unit	0.75 spaces	0.61 spaces/unit	0.61
Affordable Housing	Studio/1 Bedroom	0.5 spaces	0.55 spaces/bedroom	0.55
	2+ Bedrooms	1.5 spaces		1.10 +


Conclusions and Recommendations

- The City’s current multifamily minimum parking requirements are comparable to some nearby communities, but requirements for condominiums and smaller units are generally higher.
- The City’s Code requirements for parking also exceed almost all levels of ITE peak parking demand, indicating that the requirements are resulting in vacant, unused spaces even at peak hours.
- To better align the City’s multifamily parking requirements with actual peak parking demands associated with the number of bedrooms per unit as well as the presence of senior and affordable housing, the parking ratios above are recommended.

Please let us know if you have any questions about this information. Thank you for giving us the opportunity to provide these services.

Sincerely,


 Beatrice Johnson-Drysdale
 Assistant Engineer


 Brian Canepa, TDM-CP
 Principal