



Regular Meeting of the **DUBLIN PLANNING COMMISSION**

Tuesday, May 26, 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 2026-2076 Community Time Capsule Project Presentation

The Planning Commission will receive a presentation on the City's 2026-2076 Community Time Capsule Project.

STAFF RECOMMENDATION:

Receive the presentation.

[Staff Report](#)

[Attachment 1 - 2026-2076 Community Time Capsule Flyer](#)

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 May 12, 2026, Planning Commission Meeting Minutes

Draft Minutes of the May 12, 2026, Planning Commission Meeting.

STAFF RECOMMENDATION:

Approve the Minutes of the May 12, 2026, Planning Commission Meeting.

[Staff Report](#)

[Attachment 1 - Draft Minutes of the May 12, 2026 Planning Commission Meeting](#)

6. PUBLIC HEARING

6.1 Dublin Centre DA Amendment (PLPA-004414-2026)

The Applicant, Landsea Homes of California, LLC, is requesting approval of a First Amendment to the Development Agreement (Ordinance No. 15-22) for the SCS Dublin Project (aka Dublin Centre). The request is focused on amending Section 5.9's restrictions on the issuance of residential building permits until a permit is issued for the non-residential portions of the Project. The Planning Commission will consider the proposed

amendment and make a recommendation to City Council. The Planning Commission will also consider and make a recommendation to the City Council regarding a finding that the proposed amendment is covered by the SCS Dublin Environmental Impact Report (EIR) and no further environmental review is required.

STAFF RECOMMENDATION:

Conduct a public hearing, deliberate, and adopt a Resolution, recommending City Council Approval of a First Amendment to the Development Agreement for the SCS Dublin Project Between the City of Dublin and Landsea Homes of California LLC.

[Staff Report](#)

[Attachment 1 - Resolution Recommending City Council Approval of the First Amendment to the Development Agreement for the SCS Dublin Project](#)

[Attachment 2 - Ordinance Approving First Amendment to Development Agreement for the SCS Dublin Project](#)

[Attachment 3 - Exhibit A to Ordinance - First Amendment to Development Agreement for the SCS Dublin Project](#)

7. **UNFINISHED BUSINESS** - None

8. **NEW BUSINESS** – None

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: May 26, 2026

TO: Planning Commission

FROM: Shaun Chilkotowsky, Parks & Community Services Manager

SUBJECT: 2026-2076 Community Time Capsule Project Presentation
Prepared by: Shaun Chilkotowsky, Parks & Community Services Manager

EXECUTIVE SUMMARY:

The Planning Commission will receive a presentation on the City’s 2026-2076 Community Time Capsule Project.

STAFF RECOMMENDATION:

Receive the presentation.

FINANCIAL IMPACT:

The 2026–2076 Community Time Capsule Project is anticipated to cost between \$5,000 and \$7,500, which includes all supplies and materials needed to implement the project. These costs will be absorbed within the Fiscal Year 2025–26 adopted budget.

DESCRIPTION:

The 2026–2076 Community Time Capsule Project is part of the City’s commemoration of the nation’s 250th anniversary. The initiative will preserve a snapshot of the community for future generations by collecting items that reflect the people, culture, and spirit of the city today. The capsule is intended to remain sealed for 50 years and reopened in 2076.

Participation has been extended to approximately 30 local community organizations and partners, including Dublin Unified School District, Dublin Little League, Dublin Historical Society, Parks Reserve Forces Training Area, Rotary Club of Dublin, and others.

The project is currently underway, with the time capsule scheduled to be sealed during a brief ceremony at the City’s Red, White, and Blue Backyard Bash. This new event will take place on

July 4, 2026, in celebration of the nation's 250th anniversary. Following the ceremony, the capsule is anticipated to be displayed at the Civic Center.

Staff will provide the Commission with an informational update, including project timeline, progress to date, and program guidelines.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The Planning Commission Agenda was posted.

ATTACHMENTS:

- 1) 2026-2076 Community Time Capsule Flyer

COMMUNITY TIME CAPSULE 2026 – 2076

HELP US PRESERVE DUBLIN'S STORY

Contribute to the 2026–2076 Community Time Capsule



As part of America's 250th anniversary celebration, the City of Dublin is creating a

50-YEAR COMMUNITY TIME CAPSULE

and we invite your organization to be part of this historic legacy.

We're seeking meaningful items that capture the spirit of Dublin in 2026 and help tell our community's story to future generations. Participating organizations will receive a commemorative caplet to fill with items that reflect their mission, impact, and connection to Dublin.

WHAT TO INCLUDE

Share items that represents your organization's mission, impact, or connection to the Dublin community. Examples may include:

- Photographs
- Letters or messages to future residents
- Small memorabilia or artifacts
- Printed materials or publications
- Artwork or other meaningful keepsakes

All items must fit inside a provided caplet.

KEY DETAILS

Time Capsule Sealing Ceremony

July 4, 2026

During Dublin's Red, White & Blue Backyard Bash at Dublin Sports Grounds.

The time capsule will remain sealed for 50 years and will be opened in 2076.

INTERESTED IN PARTICIPATING?

Join us in creating a lasting legacy for future generations. Email recreation@dublin.ca.gov to confirm your organization's interest today.

QUESTIONS?

Email recreation@dublin.ca.gov.





STAFF REPORT

Planning Commission

DATE: May 26, 2026

TO: Planning Commission

SUBJECT: Approval of May 12, 2026, Planning Commission Meeting Minutes
Prepared by: Cathy Wells, Senior Office Assistant

EXECUTIVE SUMMARY:

Draft Minutes of the May 12, 2026, Planning Commission Meeting.

STAFF RECOMMENDATION:

Approve the Minutes of the May 12, 2026, Planning Commission Meeting.

DESCRIPTION:

The Planning Commission will consider approval of the minutes of the May 12, 2026, Regular Planning Commission Meeting.

ENVIRONMENTAL DETERMINATION:

None

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The Planning Commission Agenda was posted.

ATTACHMENTS:

- 1) Draft Minutes of May 12, 2026 Planning Commission Meeting



MINUTES OF THE PLANNING COMMISSION OF THE CITY OF DUBLIN

Regular Meeting: May 12, 2026

REGULAR MEETING 7:00 PM

A Regular Meeting of the Dublin Planning Commission was held on **Tuesday, May 12, 2026**, 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	Absent
Jaisena Prasath, Planning Commissioner	Present
Margaret Simuro, Planning Commissioner	Present
John Wu, Alternate Planning Commissioner	Present

2) PLEDGE OF ALLEGIANCE

3) PRESENTATIONS –

At the request of staff, the Commission considered reordering the agenda to hear Item 3.1 following Item 8.1. Vice Chair Simuro moved and Commissioner Prasath seconded a motion to move Item 3.1 to be heard after Item 8.1. The motion was carried by unanimous vote.

4) PUBLIC COMMENT - None

5) CONSENT CALENDAR

5.1) Approve the April 14, 2026, Planning Commission Meeting Minutes.

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

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

6) **PUBLIC HEARING** - None

7) **UNFINISHED BUSINESS** – None

8) **NEW BUSINESS** –

8.1) **Finding Conformity with the General Plan for Fiscal Years 2026-27 and 2027-28 Projects within the Five-Year Capital Improvement Program 2026-2031**

Michael Boitnott, CIP Manger, gave a presentation and responded to questions posed by the commissioners.

Chair Rashid opened the public hearing.

Upon receiving no public comment, Chair Rashid closed the Public Hearing.

On a motion by Commissioner Badami, seconded by Commissioner Prasath and by unanimous vote, the Planning Commission adopted the Resolution No. 26-04, titled “Finding Conformity with the General Plan for the Fiscal Years 2026-27 and 2027-28 Projects in the Five-Year Capital Improvement Program 2026-2031

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

3.1) **Housing Element Annual Progress Report – Overview Presentation**

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

9) **OTHER BUSINESS** –

The Planning Commission and Staff provided brief information-only reports.

10) **ADJOURNMENT**

Chair Rashid adjourned the meeting at 7:50 PM.

Wahida Rashid
Planning Commission Chair

ATTEST:

Jennifer Byous
Community Development Director



STAFF REPORT

PLANNING COMMISSION

DATE: May 26, 2026

TO: Planning Commission

SUBJECT: Dublin Centre DA Amendment (PLPA-004414-2026)
Prepared by: Amy Million, Community Development Director

EXECUTIVE SUMMARY:

The Applicant, Landsea Homes of California, LLC, is requesting approval of a First Amendment to the Development Agreement (Ordinance No. 15-22) for the SCS Dublin Project (aka Dublin Centre). The request is focused on amending Section 5.9's restrictions on the issuance of residential building permits until a permit is issued for the non-residential portions of the Project. The Planning Commission will consider the proposed amendment and make a recommendation to City Council. The Planning Commission will also consider and make a recommendation to the City Council regarding a finding that the proposed amendment is covered by the SCS Dublin Environmental Impact Report (EIR) and no further environmental review is required.

STAFF RECOMMENDATION:

Conduct a public hearing, deliberate, and adopt a Resolution, recommending City Council Approval of a First Amendment to the Development Agreement for the SCS Dublin Project Between the City of Dublin and Landsea Homes of California, LLC.

DESCRIPTION:

Background

On November 15, 2022, the City Council approved the SCS Dublin Project through Resolution 136-22, which includes development of up to 650 residential units and up to 265,000 square feet of retail commercial development on approximately 76.2 acres north of Interstate 580 between Tassajara Road and Brannigan Street.

The project represented the first step in implementing the Preferred Vision for the SCS Property, which stemmed from an extensive City-led community outreach process focused on identifying appropriate land uses for one of the City's last major undeveloped gateway sites. The adopted vision emphasized creation of a pedestrian-oriented mixed-use district integrating housing, entertainment, retail, open space, and community gathering areas.

A key component of that vision was the creation of a neighborhood-serving commercial corridor along Finnian Way featuring small shops, restaurants, outdoor gathering spaces, and “Shophouse” residential units with ground-floor commercial space. The broader project also envisioned a regional entertainment district south of Dublin Boulevard intended to create a regional dining and entertainment destination.

On December 6, 2022, the City entered into a Development Agreement with SCS Development Company for the development of the SCS Dublin property. The Development Agreement encompasses the entirety of the 76.2-acre; however, in accordance with Section 9.2.1 of the Development Agreement, a partial assignment was executed in May 2024 for the Development Agreement, which excluded New Homes from the obligations set forth in Section 8.1 Northside Drive and 8.2. Brannigan Street Extension. SCS Property retains those obligations. That project is now referred to as the Dublin Centre is under construction.

The adopted a Development Agreement established vested development rights and project phasing requirements intended to ensure that the residential portions of the project would not wholly develop in advance of the commercial portions of the site. Specifically, Section 5.9.2 of the Development Agreement prohibited issuance of building permits for for-sale, market rate residential units until improvement plans had been approved, bonds posted, and a building permit issued for construction of a non-residential building within the Finnian Way Commercial Area.

The phasing requirement was intended to support the City’s long-term vision for the site by ensuring that the commercial corridor would develop concurrently with the surrounding residential neighborhoods and would not be deferred indefinitely.

Market Conditions and Commercial Leasing Considerations

As construction of the residential portions of the project has progressed, the Applicant has indicated that additional residential development, completed infrastructure, and surrounding site activation are needed to support the long-term success of the Finnian Way commercial corridor and strengthen tenant attraction and leasing activity. The Applicant has expressed that many commercial users prefer to lease space in projects where nearby residential neighborhoods, streets, utilities, landscaping, and surrounding vertical construction are substantially complete or actively occupied.

Staff acknowledges that the commercial portions of the project are intended to function as an integrated mixed-use environment rather than isolated retail center. Completion of nearby residential development and supporting infrastructure is anticipated to help create a more complete and marketable commercial setting aligned with the original vision for the project. Additional occupied residential units will help establish the customer base, activity levels, and market confidence necessary to support long-term commercial viability.

Proposed Amendment

The Applicant is requesting approval of a First Amendment to the Development Agreement to further modify the project’s phasing provisions. The proposed amendment would allow the

developer to pull building permits for up to 250 for-sale, market rate residential units prior to issuance of building permits for the non-residential buildings within the Finnian Way Commercial Area. Prior to issuance of the 251st residential building permit, the developer would be required to pull building permits for all five approved non-residential buildings within the Finnian Way Commercial Area and continue making commercially reasonable efforts toward vertical construction of those buildings to saleable/leasable condition.

Staff believes the proposed amendment continues to uphold the City's original intent of ensuring balanced development between the residential and commercial portions of the project while also responding to market realities associated with commercial leasing, tenant attraction, phased site development, and the need to further activate the site prior to full commercial buildout.

Consistency with the General Plan, Specific Plan and Zoning Ordinance

The proposed amendment to the development agreement is consistent with the General Plan and Eastern Dublin Specific Plan which allow for a variety of residential and commercial uses in this area of Dublin that the proposed project will achieve. The General Plan encourages projects to relate well to the surrounding developments, and the proposed project is compatible with the surrounding neighborhood that includes residential, public park, commercial, and office uses. The proposed amendment continues to support the Eastern Dublin Specific Plan which states that mixed-use buildings and complexes are strongly encouraged in the Town Center.

ENVIRONMENTAL DETERMINATION:

In compliance with the California Environmental Quality Act (CEQA), on November 15, 2022, the

City Council certified the Final EIR for the SCS Dublin Project, which included up to 650 residential units, up to 265,000 square feet of retail commercial development and related infrastructure and landscape improvements. The EIR included the following permits and approvals from the City of Dublin as part of the project: General Plan Amendment, Specific Plan Amendment, Planned Development Rezone (Stage 1 and Stage 2 Development Plan), Development Agreement, Tentative Tract Map(s) / Parcel Map(s), Site Development Review Permit(s), Grading and Improvement Plans and Building Permits. Upon approval of the SCS Dublin Project, the City Council adopted a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations (Resolution No. 135-22).

The proposed project is within the scope of the project covered by the SCS Dublin EIR. The circumstances under which the project is to be undertaken have not substantially changed since the SCS Dublin EIR was prepared and will not substantially change with approval of the project. As supported by the project description, the proposed amendment to the Development Agreement, the EIR adequately describes the impacts of the project for the purposes of CEQA and no mitigation measures or new alternatives are required by the project other than those previously disclosed and analyzed in the SCS Dublin EIR. Approval of the amendment to the development agreement will not create any site-specific operations giving rise to environmental effects different from those examined by the EIR or requiring the preparation of an Initial Study.

The proposed project is subject to the SCS Dublin EIR Mitigation Monitoring and Reporting Program. Consequently, pursuant to CEQA Guidelines Section 15162, the project impacts are covered by the SCS Dublin EIR and no further environmental review is required for this project.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

In accordance with State law, a Public Notice was mailed to all property owners and occupants within 300 feet of the subject property. A Public Notice was also published in the East Bay Times and posted at several locations throughout the City. A copy of this Staff Report was posted on the City's website and provided to the Applicant.

ATTACHMENTS:

- 1) Resolution Recommending City Council Approval of the First Amendment to the Development Agreement for the SCS Dublin Project Between the City of Dublin and Landsea Homes of California, LLC
- 2) Exhibit A to Resolution – Ordinance Approving the First Amendment to the Development Agreement for the SCS Dublin Project Between the City of Dublin and Landsea Homes of California, LLC
- 3) Exhibit A to Ordinance – First Amendment to the Development Agreement for the SCS Dublin Project Between the City of Dublin and Landsea Homes of California, LLC

RESOLUTION NO. 26-XX

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

**RECOMMENDING THAT THE CITY COUNCIL APPROVE A FIRST AMENDMENT TO THE
DEVELOPMENT AGREEMENT FOR THE SCS DUBLIN PROJECT BETWEEN THE CITY OF
DUBLIN AND LANDSEA HOMES OF CALIFORNIA, LLC
(PLPA-004414-2026)**

(APNS 985-0051-004, 985-0051-005, 985-0051-006, 985-0052-024, AND 985-0052-025)

WHEREAS, the Applicant, Landsea Homes of California, LLC (now operating under the name of its parent company, Risewell Homes), is requesting to amend the Development Agreement with the City of Dublin for the SCS Dublin Project (aka Dublin Centre). The Dublin Centre Project site includes properties identified by Assessor Parcel Numbers 985-0051-004, 985-0051-005, 985-0051-006, 985-0052-024, and 985-0052-025, an approximately 76.2-acre site generally bound by Tassajara Road, Gleason Drive, Brannigan Street; and

WHEREAS, Applicant is developing the 54-acre portion of the Dublin Centre project north Dublin Boulevard identified by Assessor Parcel Numbers 985-0051-006, 985-0052-024, and 985-0052-025. The Development Agreement encompasses the entirety of the 76.2-acre; however, in accordance with Section 9.2.1 of the Development Agreement, a partial assignment was executed in May 2024 for the Development Agreement, which excluded New Homes Co from the obligations set forth in Section 8.1 Northside Drive and 8.2. Brannigan Street Extension. SCS Property retains those obligations. The requested approval or "Project" is a First Amendment to the Development Agreement; and

WHEREAS, the California Environmental Quality Act (CEQA), together with the CEQA 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, pursuant to the requirements of CEQA, the CEQA Guidelines and City of Dublin CEQA Guidelines and Procedures, the City prepared a Draft Environmental Impact Report (EIR) dated July 2022, and a Final EIR dated October 2022, for the proposed Project (State Clearinghouse No. 2022040022), which reflected the City's independent judgment and analysis of the potential environmental impacts of the Project; and

WHEREAS, the proposed amendment to the Development Agreement does not result in any impacts beyond what was previously analyzed in the EIR; and

WHEREAS, a Staff Report, dated May 26, 2026, and incorporated herein by reference, described and analyzed the First Amendment to the Development Agreement; and

WHEREAS, the Planning Commission held a properly noticed public hearing on the Project, on May 26, 2026, at which time all interested parties had the opportunity to be heard.

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 recommends that the City Council certify the EIR for the SCS Dublin Project.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the City Council adopt an Ordinance attached as **Exhibit A** approving a Development Agreement between the City of Dublin and SCS Development Company based on findings, as set forth in **Exhibit A**.

PASSED, APPROVED, AND ADOPTED BY the Planning Commission of the City of Dublin on this 26th day of May, 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 A FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR THE SCS
DUBLIN PROJECT BETWEEN THE CITY OF DUBLIN AND LANDSEA HOMES OF
CALIFORNIA, LLC
(PLPA-004414-2026)
(APNs 985-0051-004, 985-0051-005, 985-0051-006, 985-0052-024, and 985-0052-025)**

The Dublin City Council does ordain as follows:

SECTION 1. RECITALS

- A. The Applicant, Landsea Homes of California, LLC (now operating under the name of its parent company, Risewell Homes), is requesting to amend the Development Agreement with the City of Dublin for the SCS Dublin Project (aka Dublin Centre). The Dublin Centre Project site includes properties identified by Assessor Parcel Numbers 985-0051-004, 985-0051-005, 985-0051-006, 985-0052-024, and 985-0052-025, an approximately 76.2-acre site generally bound by Tassajara Road, Gleason Drive, Brannigan Street.
- B. The Applicant is developing the 54-acre portion of the Dublin Centre project north Dublin Boulevard identified by Assessor Parcel Numbers 985-0051-006, 985-0052-024, and 985-0052-025. The Development Agreement encompasses the entirety of the 76.2-acre; however, in accordance with Section 9.2.1 of the Development Agreement, a partial assignment was executed in May 2024 for the Development Agreement, which excluded New Homes from the obligations set forth in Section 8.1 Northside Drive and 8.2. Brannigan Street Extension. SCS Property retains those obligations. The requested approval or "Project" is a First Amendment to the Development Agreement.
- C. The California Environmental Quality Act (CEQA), together with the CEQA 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 project is the subject of an Environmental Impact Report (EIR), State Clearinghouse No. 2022040022. The proposed amendment to the Development Agreement does not result in any impacts beyond what was previously analyzed in the EIR.
- D. The proposed First Amendment to the Development Agreement for the SCS Dublin Project is attached to this Ordinance as Exhibit A.
- E. The Planning Commission held a public hearing on the proposed First Amendment to the Development Agreement on May 26, 2026, for which public notice was given by law.
- F. The Planning Commission recommended that the City Council approve the First Amendment to the Development Agreement for the SCS Dublin Project by Resolution No. _____.

- G. A public hearing on the proposed First Amendment to the Development Agreement was held before the City Council on _____, for which public notice was given as provided by law.
- I. The City Council has considered the recommendation of the Planning Commission, including the Planning Commission's reasons for its recommendation, the Agenda Statement, all comments received in writing, and all testimony received at the public hearing.

SECTION 2: FINDINGS AND DETERMINATIONS

Therefore, on the basis of: (a) the foregoing Recitals which are incorporated herein, (b) the City of Dublin General Plan; (c) the Eastern Dublin Specific Plan, (d) the SCS Dublin Project EIR; (e) the Staff Report; (f) information in the entire record of proceeding for the Project, and on the basis of the specific conclusions set forth below, the City Council finds and determines that:

- A. The First Amendment to the Development Agreement is consistent with the objectives, policies, general land uses and programs specified and contained in the City's General Plan, and in the Eastern Dublin Specific Plan in that: (a) the First Amendment to the Development Agreement incorporates the objectives policies, general land uses and programs in the General Plan and Specific Plan and does not amend or modify them; and (b) the Project is consistent with the fiscal policies of the General Plan and Specific Plan with respect to the provision of infrastructure and public services.
- B. The First Amendment to the Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the land use districts in which the real property is located because the Development Agreement does not amend the uses or regulations in the applicable land use district.
- C. The First Amendment to the Development Agreement is in conformity with public convenience, general welfare, and good land use policies in that the Developer's Project will implement land use guidelines set forth in the Eastern Dublin Specific Plan and the General Plan as articulated in Resolution No. 136-22, amending the General Plan and the Eastern Dublin Specific Plan, adopted by the City Council on November 15, 2022.
- D. The First Amendment to the Development Agreement will not be detrimental to the health, safety, and general welfare in that the Developer's proposed Project will proceed in accordance with all the programs and policies of the General Plan, Eastern Dublin Specific Plan, and future Project Approvals and any Conditions of Approval.
- E. The First Amendment to the Development Agreement will not adversely affect the orderly development of property or the preservation of property values in that the project will be consistent with the General Plan, the Eastern Dublin Specific Plan, and future project approvals.
- F. The First Amendment to the Development Agreement specifies the duration of the agreement, the permitted uses of the property, and the obligations of the Applicant. The First Amendment to the Development Agreement contains an indemnity and insurance clause requiring the developer to indemnify and hold the City harmless against claims arising out of the development process, including all legal fees and costs.

SECTION 3. APPROVAL

The City Council hereby approves the First Amendment to the Development Agreement for the SCS Dublin Project (**Exhibit A** to the Ordinance) and authorizes the City Manager to execute it.

SECTION 4. RECORDATION

Within ten (10) days after the First Amendment to the Development Agreement for the SCS Dublin Project is fully executed by all parties, the City Clerk shall submit the Agreement to the County Recorder for recordation.

SECTION 5. 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 6. EFFECTIVE DATE

This Ordinance shall take effect 30 days following its adoption.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor

ATTEST:

City Clerk

RECORDING REQUESTED BY:

CITY OF DUBLIN

WHEN RECORDED MAIL TO:

City Clerk
City of Dublin
100 Civic Plaza
Dublin, CA 94568

Fee Waived per GC 27383

Space above this line for Recorder's use

FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT

FOR THE SCS DUBLIN PROJECT

BETWEEN THE CITY OF DUBLIN

AND

LANDSEA HOMES OF CALIFORNIA, LLC

THIS AMENDMENT (“Amendment”) is made and entered in the City of Dublin on this _____, 2026 by and between the City of Dublin, a Municipal Corporation (hereafter “City”) and Landsea Homes of California, LLC, a Delaware limited liability company (hereafter “Developer”), pursuant to the authority of §§65864 et seq. of the California Government Code and Dublin Municipal Code, Chapter 8.56. City and Developer are from time-to-time individually referred to in this Amendment as a “Party” and are collectively referred to as “Parties.”

RECITALS

A. California Government Code §§ 65864 et seq. and Chapter 8.56 of the Dublin Municipal Code (hereafter “Chapter 8.56”) authorize the City to enter into an agreement for the development of real property with any person having a legal or equitable interest in such property in order to establish certain development rights in such property; and

B. Pursuant to that authority, City and Award Homes, Inc., a California corporation (“Award”), SCS Development Company, a California corporation (“SCS Development”), and Santa Clara Valley Housing Group, Inc., a California corporation (“SCV Housing”) entered into that certain “Development Agreement for the SCS Dublin Project” dated December 6, 2022 and recorded in the Official Records of Alameda County (“Official Records”) on January 19, 2023 as document number 2023005968 (“the Agreement”), regarding that certain real property legally described in Exhibit A to the Agreement.

C. In 2024, Award, SCS Development, and SCV Housing partially assigned, as to Assessors Parcel Nos. 985-51-6, 985-52-24, and 985-52-25, the Agreement to Developer. The property so assigned (the “Assigned Parcels”) is legally described in Exhibit A to this Amendment.

D. Amendments to the Agreement are permitted by the mutual consent of the Parties in accordance with Article 9 of the Agreement and by the Development Agreement Statues; and

E. Pursuant to Section 4.2 of the Agreement, the Term of the Agreement commenced upon the Approval Date and will continue for a period of five (5) years unless otherwise terminated, extended, or modified by the terms of the Agreement; and

F. As this Second Amendment pertains only to the Remainder Property, the City and Developer are the only parties required to effect the amendment.

NOW, THEREFORE, with reference to the foregoing recitals and in consideration of the mutual promises, obligations and covenants contained herein, City and Developer agree as follows:

Section 1. Section 5.9, Project Phasing, of the Agreement is amended to read in its entirety as follows:

“5.9 Project Phasing. The Property will develop in phases and ultimately will be subject to market conditions. Notwithstanding anything to the contrary in this Agreement, Developer agrees to the following conditions on phasing shall apply:

5.9.1 Phase 1 will consist of site preparation and mass grading of the entire Project site.

5.9.2 Phase 2 is composed of the horizontal development (e.g., construction of streets, utilities, etc.) and vertical construction of the Project, which will happen in sub-phases across all of the Project's Planning Areas. However, to ensure that the residential portions of the Project do not wholly develop in advance of the retail/commercial portions, the following restrictions are imposed on the issuance of permits: No more than 250 building permits shall be issued for a for-sale, market rate residential units on any portion of the Project site until improvement plans have been approved, bonds posted, and a building permit has been issued for construction of the five non-residential buildings within the Finnian Way Commercial area in Planning Area 2c (as defined, described, and depicted in the PD). Developer shall, once such permits are issued, make commercially reasonable efforts to commence and continue vertical construction of such non-residential buildings to occupancy authorization.”

Section 2. Full Force and Effect. Except as specifically clarified, confirmed or modified herein, the Agreement shall continue in full force and effect according to its terms.

Section 3. Defined Terms. Defined terms have the same meaning in this Amendment as in the Agreement unless otherwise specified.

Section 4. Effective Date of Amendment. This Amendment shall become effective upon the date the ordinance approving this Amendment becomes effective.

Section 5. Recordation. City shall record a copy of this Amendment within ten (10) days following execution by all Parties.

[Signature Block on Following Page]

IN WITNESS WHEREOF, the Parties have caused this Amendment to be executed as of the date and year first above written.

CITY OF DUBLIN

By: _____
Colleen Tribby, City Manager

Date: _____

ATTEST:

By: _____
Marsha Moore, City Clerk

Date: _____

APPROVED AS TO FORM:

City Attorney

LANDSEA HOMES OF CALIFORNIA, LLC
a Delaware limited liability company

DocuSigned by:
Matt Gibson
By: _____
A2843C856E0648E...
Matt Gibson, EVP, Investments &
Bay Area Division President

Date: 5/19/2026

Exhibit "A"
Legal Description of Assigned Parcels

Real property in the City of Dublin, County of Alameda, State of California, described as follows:

PARCEL ONE:

PARCEL 2 OF PARCEL MAP 9512, FILED JUNE 23, 2008 IN BOOK 308, PAGES 13 THROUGH 18, INCLUSIVE OF PARCEL MAPS, ALAMEDA COUNTY RECRODS.

PARCEL TWO:

PARCEL 3 OF PARCEL MAP 9512, FILED JUNE 23, 2008 IN BOOK 308, PAGES 13 THROUGH 18, INCLUSIVE OF PARCEL MAPS, ALAMEDA COUNTY RECORDS.

PARCEL THREE:

PARCEL 4 OF PARCEL MAP 9512, FILED JUNE 23, 2008 IN BOOK 308, PAGES 13 THROUGH 18, INCLUSIVE OF PARCEL MAPS, ALAMEDA COUNTY RECORDS.

APN: 985-0051-006 (AFFECTS: PARCEL ONE); 985-0052-024 (AFFECTS: PARCEL TWO) AND 985-0052-025 (AFFECTS: PARCEL THREE)

RECORDING REQUESTED BY:

CITY OF DUBLIN

WHEN RECORDED MAIL TO:

City Clerk
City of Dublin
100 Civic Plaza
Dublin, CA 94568

Fee Waived per GC 27383

Space above this line for Recorder's use

FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT

FOR THE SCS DUBLIN PROJECT

BETWEEN THE CITY OF DUBLIN

AND

LANDSEA HOMES OF CALIFORNIA, LLC

THIS AMENDMENT (“Amendment”) is made and entered in the City of Dublin on this _____, 2026 by and between the City of Dublin, a Municipal Corporation (hereafter “City”) and Landsea Homes of California, LLC, a Delaware limited liability company (hereafter “Developer”), pursuant to the authority of §§65864 et seq. of the California Government Code and Dublin Municipal Code, Chapter 8.56. City and Developer are from time-to-time individually referred to in this Amendment as a “Party” and are collectively referred to as “Parties.”

RECITALS

A. California Government Code §§ 65864 et seq. and Chapter 8.56 of the Dublin Municipal Code (hereafter “Chapter 8.56”) authorize the City to enter into an agreement for the development of real property with any person having a legal or equitable interest in such property in order to establish certain development rights in such property; and

B. Pursuant to that authority, City and Award Homes, Inc., a California corporation (“Award”), SCS Development Company, a California corporation (“SCS Development”), and Santa Clara Valley Housing Group, Inc., a California corporation (“SCV Housing”) entered into that certain “Development Agreement for the SCS Dublin Project” dated December 6, 2022 and recorded in the Official Records of Alameda County (“Official Records”) on January 19, 2023 as document number 2023005968 (“the Agreement”), regarding that certain real property legally described in Exhibit A to the Agreement.

C. In 2024, Award, SCS Development, and SCV Housing partially assigned, as to Assessors Parcel Nos. 985-51-6, 985-52-24, and 985-52-25, the Agreement to Developer. The property so assigned (the “Assigned Parcels”) is legally described in Exhibit A to this Amendment.

D. Amendments to the Agreement are permitted by the mutual consent of the Parties in accordance with Article 9 of the Agreement and by the Development Agreement Statues; and

E. Pursuant to Section 4.2 of the Agreement, the Term of the Agreement commenced upon the Approval Date and will continue for a period of five (5) years unless otherwise terminated, extended, or modified by the terms of the Agreement; and

F. As this Second Amendment pertains only to the Remainder Property, the City and Developer are the only parties required to effect the amendment.

NOW, THEREFORE, with reference to the foregoing recitals and in consideration of the mutual promises, obligations and covenants contained herein, City and Developer agree as follows:

Section 1. Section 5.9, Project Phasing, of the Agreement is amended to read in its entirety as follows:

“5.9 Project Phasing. The Property will develop in phases and ultimately will be subject to market conditions. Notwithstanding anything to the contrary in this Agreement, Developer agrees to the following conditions on phasing shall apply:

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5.9.2 Phase 2 is composed of the horizontal development (e.g., construction of streets, utilities, etc.) and vertical construction of the Project, which will happen in sub-phases across all of the Project's Planning Areas. However, to ensure that the residential portions of the Project do not wholly develop in advance of the retail/commercial portions, the following restrictions are imposed on the issuance of permits: No more than 250 building permits shall be issued for a for-sale, market rate residential units on any portion of the Project site until improvement plans have been approved, bonds posted, and a building permit has been issued for construction of the five non-residential buildings within the Finnian Way Commercial area in Planning Area 2c (as defined, described, and depicted in the PD). Developer shall, once such permits are issued, make commercially reasonable efforts to commence and continue vertical construction of such non-residential buildings to occupancy authorization.”

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[Signature Block on Following Page]

IN WITNESS WHEREOF, the Parties have caused this Amendment to be executed as of the date and year first above written.

CITY OF DUBLIN

By: _____
Colleen Tribby, City Manager

Date: _____

ATTEST:

By: _____
Marsha Moore, City Clerk

Date: _____

APPROVED AS TO FORM:

City Attorney

LANDSEA HOMES OF CALIFORNIA, LLC
a Delaware limited liability company

DocuSigned by:
Matt Gibson
By: _____
A2843C856E0648E...
Matt Gibson, EVP, Investments &
Bay Area Division President

Date: 5/19/2026

Exhibit "A"
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PARCEL TWO:

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PARCEL THREE:

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APN: 985-0051-006 (AFFECTS: PARCEL ONE); 985-0052-024 (AFFECTS: PARCEL TWO) AND 985-0052-025 (AFFECTS: PARCEL THREE)