

REGULAR MEETING
Tuesday, October 02, 2012
DUBLIN CIVIC CENTER, 100 Civic Plaza
DUBLIN CITY COUNCIL
A G E N D A

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REGULAR MEETING 7:00 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. ORAL COMMUNICATIONS

3.1. Introduction of New City Employee [\[STAFF REPORT\]](#)

A new member of City Staff will be introduced.

STAFF RECOMMENDATION:

Welcome new City of Dublin Staff member.

3.2. Public Comments

At this time, the public is permitted to address the City Council 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 Council 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 City Clerk's Office related to the proper procedure to place an item on a future City Council agenda. The exceptions under which the City Council 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).

4. CONSENT CALENDAR

Consent Calendar items are typically non-controversial in nature and are considered for approval by the City Council with one single action. Members of the audience, Staff or the City Council who would like an item removed from the Consent Calendar for purposes of public input may request the Mayor to remove the item.

4.1. Minutes of the Regular City Council Meeting of September 18, 2012 [\[STAFF REPORT\]](#)

The City Council will consider the approval of the minutes of the Regular City Council meeting of September 18, 2012.

STAFF RECOMMENDATION:

Approve the minutes of the Regular City Council meeting of September 18, 2012.

4.2. Revisions to the Personnel System [STAFF REPORT]

This Staff Report identifies proposed changes to the City's current Personnel System. The proposed modifications are based on the need to amend the City's medical contribution rate for the 2013 calendar year and to reflect the adoption of the City's retirement contract with the Board of Administration of the California Public Employees' Retirement System (CalPERS) implementing Employee Cost Sharing of Additional Benefits as defined in Section 20516 of the California Public Employees Retirement Law (PERL).

The proposed medical contribution rate increase is effective with the January 1, 2013 premium statements from CalPERS. Sufficient funds have been established by the adoption of the Fiscal Year 2012-2013 Budget to cover City paid health and welfare benefits.

STAFF RECOMMENDATION:

Adopt **Resolution** Fixing Employer's Contribution Rate Under the Public Employees' Medical and Hospital Care Act; adopt **Resolution** Fixing Employer's Contribution Rate Vesting Requirement for Future Retirees under the Public Employees' Medical and Hospital Care Act; and adopt **Resolution** Amending the Benefit Plan.

4.3. Approval of Final Map and Tract Improvement Agreement and Landscape Improvement Agreement, and Acceptance of Parkland Dedication Credits for Tract 8000, Schaefer Ranch Unit 2 [STAFF REPORT]

Schaefer Ranch Development, Inc., a California corporation, is filing Final Map 8000 Schaefer Ranch – Unit 2 to create 140 individual lots for the construction of single-family homes.

STAFF RECOMMENDATION:

Adopt **Resolution** Approving Final Map and Tract Improvement Agreement and Landscape Improvement Agreement for Tract 8000, Schaefer Ranch - Unit 2; and adopt **Resolution** Accepting Park Land Dedication Credits for Park Land Dedication Requirements for Tract 8000.

4.4. Resolution Adopting FPPC Form 806 [STAFF REPORT]

The City Council will consider a resolution adopting the California Fair Political Practices Commission ("FPPC") Form 806 and directing the City Clerk to update and maintain the form on the City's website.

STAFF RECOMMENDATION:

Adopt **Resolution** adopting FPPC Form 806 for use in accordance with FPPC Regulation 18705.5 of Title 2 of the California Code of Regulations.

5. WRITTEN COMMUNICATION – None.

6. PUBLIC HEARINGS

6.1. Appeal of the Planning Commission's Denial of the Dublin Preschool Conditional Use Permit and Site Development Review for the construction and operation of a Day Care Center at 7250 Amador Valley Boulevard, PLPA-2011-00055 & 00056 [STAFF REPORT]

The City Council will consider an appeal of the Planning Commission's denial of a Conditional Use Permit for the operation of a Day Care Center with up to 60 children and a Site Development Review Permit for the construction of a 3,284 square foot building with a 2,400 square foot outdoor play area along with 17 parking spaces, landscaping and associated site improvements. The proposed Project would be located at 7250 Amador Valley Boulevard within the Village Parkway District of the Downtown Dublin Zoning District and Downtown Dublin Specific Plan.

STAFF RECOMMENDATION:

- 1) Disclose ex parte contacts;
- 2) Receive Staff presentation;
- 3) Open the public hearing;
- 4) Take testimony from the Appellant/Applicant and the public;
- 5) Close the public hearing and deliberate; and
- 6) Take the following action:
 - a) Adopt a Resolution reversing the Planning Commission's adoption of Resolution 12-31 and approving a Conditional Use Permit and Site Development Review Permit for the construction and

operation of a Day Care Center at 7250 Amador Valley Boulevard, with additional conditions of approval; **OR**

- b) Adopt a Resolution reversing the Planning Commission's adoption of Resolution 12-31 and approving a Conditional Use Permit and Site Development Review Permit for the construction and operation of a Day Care Center at 7250 Amador Valley Boulevard, as recommended to the Planning Commission on August 14, 2012; **OR**
- c) Adopt a Resolution affirming the Planning Commission's adoption of Resolution 12-31 denying a Conditional Use Permit and Site Development Review Permit for the construction and operation of a Day Care Center at 7250 Amador Valley Boulevard; **OR**
- d) Provide other direction.

7. UNFINISHED BUSINESS

7.1. Human Services Task Force Recommendations [\[STAFF REPORT\]](#)

The City Council will review the recommendations from the Human Services Task Force, which highlight potential activities the City could undertake to address the social service gaps identified in the 2011 Tri-Valley Needs Assessment.

STAFF RECOMMENDATION:

1) Receive the report; 2) Provide feedback on the activities developed by the Human Services Task Force; 3) Confirm the Suggested Priorities; 4) Direct Staff to include the activities specifically identified in the report for Fiscal Year 2012-2013 as Key Initiatives; and 5) Authorize the City Manager to carry over \$3,000 of unexpended appropriations in the Social Services budget from Fiscal Year 2011-2012 to Fiscal Year 2012-2013 for the unbudgeted expense.

7.2. Analysis of Financial Impact of A Reduction In Development Overhead Rates Prior To December 1, 2012 [\[STAFF REPORT\]](#)

On September 18, 2012 the City Council conducted a public hearing and adopted a Master Fee Schedule based on a comprehensive fee study completed by Capital Accounting Partners. The new fee schedule includes both fee increases and fee decreases that are scheduled to become effective December 1, 2012. The City Council directed Staff to return with an analysis of the financial implications if the reduction in overhead rates were applied in advance of the current December 1, 2012 effective date.

STAFF RECOMMENDATION:

Receive the information and make a determination if the overhead rate reduction should be implemented prior to the December 1, 2012 effective date. If the City Council desires to modify the effective date, Staff recommends that they select either October 1, 2012 or November 1, 2012 as the new effective date. If an early implementation of decreased overhead rates is desired it would be appropriate for the City Council to adopt a Resolution selecting the new effective date.

7.3. Labor Guidelines Report [\[STAFF REPORT\]](#)

The City Council requested the City Attorney prepare an analysis of various labor items relating to City construction projects. In completing its analysis, the City Attorney's Office has identified various alternatives to the City's current practices the City Council may wish to pursue.

STAFF RECOMMENDATION:

Receive the Staff presentation and provide Staff with direction.

8. NEW BUSINESS – None.

9. OTHER BUSINESS

Brief *INFORMATION ONLY* reports from Council and/or Staff, including Committee Reports and Reports by Council related to Meetings Attended at City Expense (AB 1234)

10. ADJOURNMENT

This AGENDA is posted in accordance with Government Code Section 54954.2(a)

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Mission

The City of Dublin promotes and supports a high quality of life which ensures a safe and secure environment that fosters new opportunities.

Vision

Dublin is a vibrant city committed to its citizens, natural resources, and cultural heritage. As Dublin grows, it will balance history with progress, to sustain an enlightened, economically balanced and diverse community.

Dublin is unified in its belief that an engaged and educated community encourages innovation in all aspects of City life, including programs to strengthen our economic vitality, and support environmental stewardship and sustainability through the preservation of our natural surroundings. Dublin is dedicated to promoting an active and healthy lifestyle through the creation of first-class recreational opportunities, facilities and programs.