



City of Dublin  
**General Plan**

Chapter 2

## **LAND USE AND CIRCULATION: LAND USE ELEMENT**



## **2.1 INTRODUCTION**

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Government Code sec. 65302(a) identifies the required content for land use elements. A land use element must, 1) designate the proposed distribution of specified uses and facilities; 2) identify population density and building intensity standards for each land use district; 3) identify areas subject to flooding and review those areas annually; 4) create a timber production land use category where appropriate; and, 5) consider the impact of new growth on military readiness activities carried out on military bases, installations, and operating and training areas.

Each of these required features is included in Dublin's adopted General Plan, although not all are present in the Land Use Element. Dublin's General Plan Map for the Primary and Extended Planning Areas, Figure 1-1, summarizes the proposed distribution of residential, commercial, industrial, and open space uses. The map also shows existing schools and other public buildings and grounds. Policies further defining the location and intensity of residential, commercial, and industrial uses appear in this Land Use Element. Policies relating to open space and parks appear in the Parks and Open Space Element (Chapter 3); policies relating to schools, and solid and liquid waste disposal facilities appear in the Schools, Public Lands and Utilities Element (Chapter 4). Background information supporting the adopted policies is located in the corresponding Land Use, Open Space, and Schools, Public Lands and Utilities sections of the Technical Supplement.

Population density and building intensity standards are presented in sec. 1.8.1 Land Use Classifications of Chapter 1. Areas subject to flooding and appropriate land use policies are presented in the Seismic Safety and Safety Element (Chapter 8). Dublin's General Plan contains no timber production land use category because no timberland as described in Government Code sec. 65302(a)(1) occurs anywhere in the City's planning area. Policies related to military readiness activities at the Parks Reserve Forces Training Area can be found in the Schools, Public Lands and Utilities Element (Chapter 4).

The majority of the Primary Planning Area has been developed since the 1960's; therefore, the Land Use Element focuses on the remaining uncommitted sites and on the potential for more intensive use of existing sites. Land use changes in the Eastern Extended Planning Area have been more dramatic with the implementation of the Eastern Dublin Specific Plan. With the exception of Schaefer Ranch, development in the Western Extended Planning Area is restricted pursuant to initiative Resolution 209-00 adopted on November 7, 2000, and the Dublin Open Space Initiative of 2014.

## **2.2 PRIMARY PLANNING AREA**

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The Primary Planning Area has a net acreage of almost 2,500 acres (see Table 2.1 below), and is largely built out with approximately 13,868 housing units and an estimated population of 41,464. In 2012, the Primary Planning Area had an estimated 12,163 jobs. Table 2.1 shows the minimum and maximum development potential of each land use classification within the Primary Planning Area.

A number of significant changes have occurred in the Primary Planning Area over the last 15 years. In July 2004, two under-utilized and dilapidated commercial sites were re-designated as Mixed Use and subsequently underwent redevelopment adding 56 residential units at San Ramon Village Plaza, and 233 residential units on the former Pak N Save site now known as Tralee. Both sites also include a retail commercial component in a pedestrian-friendly environment.

Another significant change in the Primary Planning Area is the redevelopment of Arroyo Vista, a 150-unit affordable housing community which is being reconstructed as Emerald Vista with up to 255 units of both affordable and market-rate housing.

In 2000, in anticipation of the future West Dublin Bay Area Rapid Transit (BART) Station, a Transit Oriented District was established in Downtown Dublin to encourage the development of higher density, mixed-use projects adjacent to mass transit. On February 19, 2011, the West Dublin BART Station opened to the public. The first high density residential project broke ground in 2012 and will bring over 300 new residential units to Downtown Dublin. The Downtown Dublin Specific Plan, adopted in February 2011, allows for the development of up to 2,916 units in Downtown Dublin and capitalizes on the area's proximity to the West Dublin BART Station. Intensification in and around Downtown Dublin is expected to continue while the remainder of the Primary Planning Area is expected to remain relatively unchanged.

 Table 2.1 | **LAND USE DEVELOPMENT POTENTIAL: PRIMARY PLANNING AREA**

CLASSIFICATION		ACRES	INTENSITY	UNITS <sup>1</sup>	FACTOR	YIELD <sup>1</sup>
RESIDENTIAL	Acres	Dwelling Units/Acre	Dwelling Units	Persons/Dwelling Unit	Population	
Low Density Single Family	44.0	0.5-3.8	22-167	2.99	66-499	
Single Family	901.9	0.9-6.0	812-5,411	2.99	2,428-16,179	
Medium Density	196.54	6.1-14.0	1,199-2,752	2.99	3,585-8,228	
Medium-High	78.4	14.1-25.0	1,105-1,960	2.99	3,304-5,860	
Medium-High and Retail/Office	11.2	14.1-25.0	158-280	2.99	472-837	
Mixed Use	15.3	6.1-25.0	93-382	2.99	278-1,142	
<b>TOTAL:</b>	<b>1,247.34</b>		<b>3,389-10,952</b>		<b>10,133-32,745</b>	

DOWNTOWN DUBLIN SPECIFIC PLAN AREA	Acres	Dwelling Units/Acre	Dwelling Units	Persons/Dwelling Unit	Population
Downtown Dublin	230.2	6.1-25.1+	3,381 <sup>5</sup>	2.99	8,719
DOWNTOWN DUBLIN SPECIFIC PLAN AREA	Acres	Maximum Floor Area Ratio (Gross)	Maximum Potential Square Feet <sup>4</sup>	Square Feet/Employee	Jobs
Village Parkway District	32.9	.35	.50	200-450	1,115-2,508
Retail District	113.1	2.0-2.5 <sup>6</sup>	9.9 <sup>4,5</sup>	200-450	6,139-13,814
Transit-Oriented District	84.2	2.5	9.2 <sup>4</sup>	200-450	8,492-19,108
<b>TOTAL:</b>	<b>230.2</b>		<b>19.6</b>		<b>15,746-35,430</b>

COMMERCIAL	Acres	Floor Area Ratio (Gross)	Square Feet (millions)	Square Feet/Employee	Jobs
Retail/Office	33.9	.25-.60	.37-.89	200-450	822-4,450
Retail/Office & Automotive	40.8	.25-.50	.44-.89	220-490	898-4,045
Campus Office	0	.25-.80	0	260	0
Business Park/Industrial	102.8	.30-.40	1.34-1.79	360-490	2,735-4,972
Business Park/Industrial: Outdoor Storage	56.7	.25-.40	.62-.99	360-490	1,265-2,750
Medium-High and Retail/Office	11.2 <sup>3</sup>	.25-.60	.12-.29	200-450	267-1,450
Mixed Use	15.3 <sup>3</sup>	.30-1.00	.20-.67	200-400	500-3,350
<b>TOTAL:</b>	<b>260.7</b>		<b>3.09-5.52</b>		<b>6,478-21,017</b>

PUBLIC/SEMI-PUBLIC/OPEN SPACE	Acres	Floor Area Ratio (Gross)	Square Feet (millions)	Square Feet/Employee	Jobs
Public/Semi-Public Facilities	38.2	.50	.83	590	1,407
Semi-Public Facilities	0	.50	0	590	0
SCHOOLS	Acres	Floor Area Ratio (Gross)	Square Feet (millions)	Square Feet/Employee	Jobs
Elementary Schools	87.8	.50	1.91	590	3,237
Middle Schools	6.0	.50	.13	590	220
High Schools	50.5	.50	1.10	590	1,864
PARKS/PUBLIC RECREATION	Acres		Number		
Neighborhood Parks	19.0		5		
Community Parks	61.93		6		
Regional Parks	0		0		
Open Space	439.91				
Stream Corridor	52.9				
<b>TOTAL:</b>	<b>756.24</b>		<b>3.97</b>		<b>6,728</b>

	ACRES	DWELLING UNITS	POPULATION	SQUARE FEET (MILLIONS)	JOBS
<b>GRAND TOTAL:</b>	<b>2,494.48</b>	<b>6,770-14,333</b>	<b>20,242-42,854</b>	<b>14.16-16.59</b>	<b>28,952-63,175</b>
1 For dwelling units, population and jobs, a decimal fraction of .5 or less is disregarded; a decimal fraction greater than .5 is rounded up to the nearest whole number.					
2 Refer to the Downtown Dublin Specific Plan.					
3 Not included in Grand Total as it is already accounted for under the Residential classification.					
4 Maximum Development Potential in the Retail and Transit-Oriented Districts were modified by the 2014 Downtown Dublin Specific Plan Amendment (City Council Resolution No. 49-14).					
5 Includes 416 units which are exempt from the Development Pool, as discussed in Downtown Dublin Specific Plan Section 6.4: Development Pool and Community Benefit Program.					
6 Maximum FAR is 2.5 in "The Core." In "The Core," the FAR may be spread through all developable parcels (this does not include the Town Square). Outside "The Core," the maximum FAR is 2.0.					

## 2.3 EASTERN EXTENDED PLANNING AREA

The Eastern Extended Planning Area has a net acreage of just over 3,500 acres (see Table 2.2 below), and is projected to build out in 2035, providing a total of 16,113+ residential units with an estimated population of 48,179 persons (per the Eastern Dublin Specific Plan). The Eastern Extended Planning Area has a development potential of up to 21.88 million square feet of commercial uses and over 53,431 jobs (per the Eastern Dublin Specific Plan). Table 2.2 sets forth the development potential for the Eastern Extended Planning Area.

The Eastern Extended Planning Area has been developing rapidly over the past 15 years. Residential construction has dominated development within the Planning Area and a limited amount of unentitled residential land remains to be developed. A wide range of housing types have been constructed including attached and detached units at varying densities in both the ownership and rental markets. Some undeveloped land designated for Medium and Medium-High Density residential is located within the Livermore Municipal Airport's Airport Influence Area (AIA). Any development within the AIA must be consistent with the adopted Airport Land Use Compatibility Plan (ALUCP) for the Livermore Municipal Airport.

Development of Campus Office and General Commercial land uses over the past 15 years has been slow but steady and has provided employment, services and shopping opportunities to meet the needs of the community. A broad range of non-residential land remains available for development including Campus Office, General Commercial and Industrial Park uses which will be a significant source of jobs for the community.



Table 2.2 | LAND USE DEVELOPMENT POTENTIAL: EASTERN EXTENDED PLANNING AREA

CLASSIFICATION	ACRES	INTENSITY	UNITS	FACTOR	YIELD
RESIDENTIAL	Acres	Dwelling Units/Acre	Dwelling Units	Persons/Dwelling Unit	Population
High Density	52.94	25.1+	1,328+	2.99	3,971+
Campus Office/ High Density	13.92	25.1+	715	2.99	2,138
Medium-High Density	153.61	14.1-25.0	2,165-3,840	2.99	6,473-11,482
Medium-High Density and Retail/ Office	0	14.1-25.0	0	2.99	0
Medium Density	418.1	6.1-14.0	2,550-5,853	2.99	7,625-17,500
Single Family	725	0.9-6.0	652-4,350	2.99	1,949-13,007
Estate Residential	30.5	0.01-0.8	0-24	2.99	0-72
Rural Residential/ Agriculture	329.8	0.01	3	2.7	9
<b>TOTAL:</b>	<b>1,723.87</b>		<b>7,413-16,113+</b>		<b>22,165-48,179+</b>

COMMERCIAL	Acres	Floor Area Ratio (Gross)	Square Feet (millions)	Square Feet/Employee	Jobs
General Commercial	194.85	.20-.60	1.6-5.0	510	3,328-9,985
General Commercial/Campus Office	168.57	.20-.80	1.46-5.87	385	3,814-15,258
Mixed Use	0	.30-1.00	0	490	0
Mixed Use 2/Campus Office	22.9	.45 max	.45	260	1,731
Neighborhood Commercial	0	.25-.60	0	490	0
Industrial Park	56.4	.35 max	.86	590	1,458
Industrial Park/Campus Office	0	.25-.35	0	425	0
Campus Office	123.66	.25-.80	1.35-4.31	260	5,179-16,574
Campus Office/High Density	13.92 <sup>1</sup>	.25-.80	.15-.49	260	583-1,866
Medical Campus	42.88	.25-.80	.46-4.49	260	1,796-5,747
Medical Campus/Commercial	15.85	.25-.80	.17-.41	510	338-812
<b>TOTAL:</b>	<b>625.11</b>		<b>6.5-21.88</b>		<b>18,227-53,431</b>

PUBLIC/SEMI-PUBLIC/OPEN SPACE	Acres	Floor Area Ratio (Gross)	Square Feet (millions)	Square Feet/Employee	Jobs
Public/Semi-Public	96.96	.50 max	2.11	590	3,579
Semi-Public	2.09	.50 max	.045	590	77
Acres		Number			
Parks/Public Recreation	250				
Regional Parks	1.2		1		
Open Space	656.96				
Schools	Acres	Floor Area Ratio (Gross)	Square Feet (millions)	Square Feet/Employee	Jobs
Elementary School	38	.50 max	1.06	590	1,797
Middle School	27.8	.50 max	.61	590	1,034
High School	23.46		.51	590	866
<b>TOTAL:</b>	<b>1,098.97</b>		<b>5.87</b>		<b>7,445</b>

	Acres	Dwelling Units	Population	Square Feet (millions)	Jobs
<b>GRAND TOTAL:</b>	<b>3,447.95</b>	<b>6,698-15,398+</b>	<b>18,089-41,578+</b>	<b>12.37-27.74</b>	<b>25,673-60,876</b>

1 Not included in Total as it is already accounted for under the Residential classification.

## 2.4 WESTERN EXTENDED PLANNING AREA

The Western Extended Planning Area is over 3,000 acres (see Table 2.3 below), of which approximately 2,647 acres lie west of the Urban Limit Line, and have been designated Rural Residential/Agriculture from the effective date of City Council Resolution 209-00, adopted by initiative on November 7, 2000. The intent of the Urban Limit Line is to protect the natural resources of the western hills and guide development to areas of Dublin that are less constrained and where urban services can be provided in a more efficient and cost-effective manner. In addition to restricting urban development, the City will not approve or recommend approval of the permanent use or extension of City services or facilities, including but not limited to, utilities or roads, to support or facilitate urban development beyond the Urban Limit Line.

Approximately 485 acres lie east of the Urban Limit Line of which 375 acres are Open Space. The remainder of the Western Extended Planning Area is comprised of the Schaefer Ranch residential development which has been approved for up to 418 residential units with an estimated population of 1,131 persons. Table 2.3 sets forth the development potential of the Western Extended Planning Area.



Table 2.3 | LAND USE DEVELOPMENT POTENTIAL: WESTERN EXTENDED PLANNING AREA

CLASSIFICATION	ACRES	INTENSITY	UNITS <sup>1</sup>	FACTOR	YIELD <sup>1</sup>
RESIDENTIAL	Acres	Dwelling Units/Acre	Dwelling Units	Persons/Dwelling Unit	Population
Rural Residential/Agriculture	2,647.0	1 unit/100 acres	26	2.99	78
Estate Residential	20.2	0.01-0.8	0-16	2.99	0-48
Single-Family Residential	73.99	0.9-6.0	66-442	2.99	197-1,322
<b>TOTAL:</b>	<b>2,741.19</b>		<b>92-458</b>		<b>275-1,448</b>

PARKS AND PUBLIC RECREATION	Acres	Number
Neighborhood Park	10.4	1
Open Space	375.21	
<b>TOTAL:</b>	<b>385.61</b>	<b>1 park</b>

PUBLIC/SEMI-PUBLIC	Acres	Floor Area Ratio (Gross)	Square Feet (millions)	Square Feet/Employee	Jobs
Public/Semi-Public	5.4	.60 max	.14	590	239
<b>TOTAL:</b>	<b>5.4</b>		<b>.14</b>		

	ACRES	DWELLING UNITS	POPULATION	SQUARE FEET (MILLIONS)	JOBS
<b>GRAND TOTAL:</b>	<b>3,132.2</b>	<b>92-458</b>	<b>275-1,448</b>	<b>.14</b>	<b>239</b>

<sup>1</sup> For dwelling units, population and jobs, a decimal fraction of .5 or less is disregarded; a decimal fraction of greater than .5 is rounded up to the nearest whole number.

## 2.5 DUBLIN CROSSING PLANNING AREA

The Dublin Crossing Planning Area is approximately 189 acres that includes 8.7 acres owned by Alameda County Surplus Property Authority, an 8.9 acre parcel owned by NASA, and an approximately 172 acre portion of the 2,485-acre Camp Parks Reserve Forces Training Area (Camp Parks) in the center of Dublin, north of Interstate 580 and Dublin Boulevard. The Dublin Crossing Specific Plan addresses the future development of the project area, which includes demolition of the existing buildings and other improvements on the site and construction of a residential mixed-use project. The development potential of the Dublin Crossing Planning Area is noted in Table 2.4.

Table 2.4 | **LAND USE DEVELOPMENT POTENTIAL: DUBLIN CROSSING PLANNING AREA**

SPECIFIC PLAN LAND USE DISTRICT	TOTAL NET ACREAGE <sup>1</sup>	PERMITTED DENSITY	TOTAL RESIDENTIAL DEVELOPMENT POTENTIAL	TOTAL COMMERCIAL DEVELOPMENT POTENTIAL
Dublin Crossing Medium Density Residential (DC MDR)	43.4	6.0-14.0 units/net acre	Up to 1,995 dwelling units	75,000 to 200,000 gross square feet
Dublin Crossing Medium-High Density Residential (DC M-HDR)	46.5	14.1-25 units/net acre		
General Commercial/DC Medium-High Density Residential (GC/DC M-HDR) <sup>2</sup>	9.1	14.1-25 units/net acre 0.25 to 1.0 FAR		
General Commercial/DC High Density Residential (GC/DC HDR) <sup>2</sup>	23.1	20.1-60 units/net acre 0.25 to 1.0 FAR		
School (S) <sup>3</sup>	12			
Park (P) <sup>4</sup>	30	n/a	n/a	n/a
Open Space (OS)	1.1	n/a	n/a	n/a
Roadways, Utilities, and other Infrastructure	23.8	n/a	n/a	n/a
<b>TOTAL PROJECT AREA</b>	<b>189 acres</b>			

1 Net acreage is defined as the gross acreage less backbone street, public street, and right-of-way area.  
2 Can have commercial only, mixed-use, or residential-only uses. FAR applies only to commercial uses  
3 The school site may be developed at the Dublin Crossing Medium Density Residential (DC-MDR) use and density if the site is not utilized for school or park purposes and if the Specific Plan maximum of 1,995 residential units is not exceeded  
4 Park acreage is net usable acres measured from back of sidewalk and includes Chabot Creek.

## 2.6 RESIDENTIAL LAND USE

### 2.6.1 HOUSING AVAILABILITY

#### A. Guiding Policy

1. Encourage housing of varied types, sizes and prices within the Primary Planning Area.

#### B. Implementing Policy

1. Designate sites available for residential development in the Primary Planning Area for medium to medium-high density where site capability and access are suitable and where the higher density would be compatible with existing residential development nearby. (See Table 2.4 and Figure 2-1)



Table 2.5 | POTENTIAL RESIDENTIAL SITES: PRIMARY PLANNING AREA

SITE	SITE MAP NO.*	ACRES	NO. OF UNITS	GENERAL PLAN LAND USE	DATE CONSTRUCTED (IF APPLICABLE)
Donlon Canyon (California Highlands)	1	197	246	Medium High Density	1998
Valley Christian Center	2	15±	22	Medium High Density	
Starward	3	2.4	31	Medium Density	2000
Starward Row	4	0.77	10	Medium High Density	2007
WicklowSquare	5	0.59	54	High Density	2005
Downtown Dublin Specific Plan Area	6	294	1,300	Village Parkway District Retail District Transit Oriented District	
Bancor: Alcosta	7	4.62	56	Medium High Density	2008
Dublin Housing Authority	8	23.8	378	Medium Density	Under Construction Spring 2012
Park Sierra Phase I	9	8.9	209	Medium High Density	2000
Park Sierra Phase II	10	5.7	74	Medium Density	2000
Archstone	11	7.39	177	Medium High Density	2003
Trumark: Scarlett Place	12	4	60	Medium High Density	2003
Bancor: Pak N Save (Tralee)	13	10.61	233	Medium High Density	2012
Heritage Park	14	5.94	54	Medium Density	

\*Site Map Numbers correspond to numbered areas on Figure 2-1: Sites for Housing Development

### 2.6.2 NEIGHBORHOOD DIVERSITY

#### A. Guiding Policy

1. Avoid economic segregation by city sector.

#### **B. Implementing Policies**

1. Allocate medium and medium-high residential densities to development sites in all sectors of the Primary Planning Area. Require some of the units approved east of the Dougherty Hills to be single family detached.
2. Require a mixture of dwelling types in large projects.

### **2.6.3 RESIDENTIAL COMPATIBILITY**

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#### **A. Guiding Policy**

1. Avoid abrupt transitions between single-family development and higher density development on adjoining sites.

#### **B. Implementing Policies**

1. Require all site plans to respect the privacy and scale of residential development nearby.
2. Require a planned development zoning process for all development proposals over 6.0 units per gross residential acre, except for properties in the Downtown Dublin Specific Plan area.

### **2.6.4 EASTERN EXTENDED PLANNING AREA**

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#### **A. Guiding Policies**

1. Encourage the development of a balanced mixed use community in the Eastern Extended Planning Area, that is well integrated with both natural and urban systems, and provides a safe, comfortable and attractive environment for living and working.

Any sites under Williamson Act contract are required to be maintained as open space for the term of the contract.

2. All proposed land uses within the Livermore Municipal Airport, Airport Influence Area (AIA) shall be reviewed for consistency with the compatibility policies of the Livermore Municipal Airport, Airport Land Use Compatibility Plan (ALUCP).

#### **B. Implementing Policies**

1. The location, extent and density of residential development in the Eastern Extended Planning Area is set forth in the General Plan Land Use Map in Figure 1-1. The Eastern Dublin Specific Plan sets forth more detailed policy direction, infrastructure requirements, and development guidelines for the Extended Planning Area.
2. Approval of residential development in the Eastern Extended Planning Area will require determination that:
  - a. Utilities and public safety services will be provided at urban standards without financial burden to Dublin residents and businesses outside the Eastern Extended Planning Area.
  - b. Proposed site grading and means of access will not disfigure the ridgelines.
  - c. Timing of development will not result in premature termination of viable agricultural operations on adjoining lands.

- d. The fiscal impact of new residential development in the Eastern Extended Planning Area supports itself and does not draw upon and dilute the fiscal base of the remainder of the city.
- e. The proposed project is consistent with all applicable General Plan and Specific Plan policies.

3. Adopt an Airport Overlay Zoning District to ensure that all proposed development within the Airport Influence Area (AIA) is reviewed for consistency with all applicable Livermore Municipal Airport, Airport Land Use Compatibility Plan (ALUCP) policies.

## **2.6.5 WESTERN EXTENDED PLANNING AREA**

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### **A. Guiding Policy**

- 1. Any development in the Western Extended Planning Area shall be integrated with the natural setting. Development shall be clustered in areas with fewer constraints.
  - a. An Urban Limit Line was adopted by initiative on November 7, 2000 for the majority of the Western Extended Planning Area. The Urban Limit Line is located along the City limit line as of the effective date of the initiative. Pursuant to the initiative, lands west of the Urban Limit Line are designated as Rural Residential/Agriculture on the General Plan Land Use Map (Figure 1-1). The location of the Urban Limit Line may be changed only by a vote of the people of Dublin, and only following review and approval of a General Plan Amendment by the City Council. Any request to change the Urban Limit Line must be accompanied by a request to amend the land use designation to an urban designation.
  - b. The Dublin Open Space Initiative was adopted by the Dublin City Council on June 3, 2014. Pursuant to the initiative, lands west of the Urban Limit Line must adhere to the policies, regulations and development standards contained in the Initiative and subsequently incorporated into the General Plan (see Section 2.8).

### **B. Implementing Policies**

- 1. The location, extent and density of residential development will be determined when municipal services can be provided and through General Plan refinement studies.
- 2. Approval of residential development in the Western Extended Planning Area will require determination that:
  - a. Utilities and public safety services will be provided at approved standards without financial burden to Dublin residents and businesses outside of the Western Extended Planning Area.
  - b. Proposed site grading and means of access will not disfigure the ridgelines as viewed from areas of existing development in Dublin. Any necessary grading and construction shall be planned so as to protect visual qualities.
  - c. Timing of development will not result in premature termination of viable agricultural operations on adjoining lands.

- d. The fiscal impact of new residential development in the Western Extended Planning Area supports itself and does not draw upon and dilute the fiscal base of the remainder of the city.

## **2.6.6 DUBLIN CROSSING PLANNING AREA**

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### **A. Guiding Policy**

- 1. Any residential development in the Dublin Crossing Planning Area shall be in compliance with the Dublin Crossing Specific Plan.

### **B. Implementing Policies**

- 1. Locate higher density residential uses along Dublin Boulevard and within one-half mile walking or biking distance to transit facilities.
- 2. Promote development of a wide variety of housing types and housing alternatives for Dublin residents.
- 3. Allow the development of residential units consistent with the Dublin Crossing Medium Density Residential (DC MDR) land use district, development standards, and design guidelines should DUSD choose to not construct a school facility on the site designated for school uses.
- 4. Residential development shall be designed to be consistent with the development standards and design guidelines of the Dublin Crossing Specific Plan.

## **2.7 COMMERCIAL AND INDUSTRIAL LAND USE**

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Dublin's central location has made it the Tri-Valley commercial center, with numerous retail businesses and a wide variety of distributors, business service providers, builders and building subcontractors, manufacturers, and region-serving offices. The City's ability to provide municipal services depends on the income generated by business.

### **2.7.1 DOWNTOWN DUBLIN**

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#### **A. Guiding Policy**

- 1. Intensify Downtown Dublin.

The Downtown Dublin Specific Plan (DDSP) was adopted in 2011. The Plan details how the City's downtown area could be enhanced and intensified to create a more aesthetically-pleasing, pedestrian-oriented focal point for the community and provide a strong connection between the City's commercial core and the West Dublin BART Station. The Plan contains development standards and design guidelines to direct future development in the Downtown.

#### **B. Implementing Policy**

- 1. Implement the Downtown Dublin Specific Plan.

## **2.7.2 AUTOMOBILE DEALERSHIPS**

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### **A. Guiding Policy**

1. Keep automobile dealers in Dublin.

### **B. Implementing Policy**

1. Allow for the creation of an auto center east of the Camp Parks Reserve Forces Training Area.

If or when downtown land becomes too costly for car dealers they will have the opportunity to relocate in an auto center with freeway frontage.

## **2.7.3 NEIGHBORHOOD SHOPPING CENTERS**

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### **A. Guiding Policy**

1. Strengthen existing neighborhood shopping centers.

Competition from downtown and from north of the County line leaves no trade area within the Primary Planning Area for neighborhood shopping centers other than Dublin Square, San Ramon Village Plaza, and Village Square.

### **B. Implementing Policy**

1. Require a planned development proposal at the southwest corner of Amador Valley Boulevard and Dougherty Road to include medium-high density residential, retail/office, or a mix of these uses.

## **2.7.4 EASTERN EXTENDED PLANNING AREA**

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### **A. Guiding Policy**

1. Encourage the development of a full range of commercial and employment-generating uses in the Eastern Extended Planning Area that will meet the needs of the City and the surrounding Tri-Valley area.

### **B. Implementing Policies**

1. Require developers to remain within the amount and distribution of commercial and employment-generating land uses depicted in the General Plan Land Use Map (see Figure 1-1) in order to maintain a reasonable balance between jobs and housing opportunities.
2. All non-residential development must be consistent with the policies and guidelines set forth in applicable Specific Plans.

## **2.7.5 APPLICATION TO THE SAME PROPERTY WITHIN THE CITY OF DUBLIN OF BOTH THE RETAIL/OFFICE AND MEDIUM-HIGH DENSITY RESIDENTIAL DESIGNATIONS AS DEFINED IN THE DUBLIN GENERAL PLAN**

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### **A. Guiding Policy**

1. The City Council may apply to the same property within the City of Dublin both the Retail/

Office and Medium-High Density Residential designations as defined in the Dublin General Plan.

**B. Implementing Policy**

1. The location, extent, density and intensity of mixed use Retail/Office and Medium-High Density Residential development will be determined when studies indicate that:
  - a. Services are available for the use.
  - b. The site is suitable for a mixed-use development.
  - c. The use supports itself and does not draw upon and dilute the fiscal base of the remainder of the city.
  - d. Proper roadways and roadway capacity are available.
  - e. Mixed-use development would be compatible with adjacent land uses.

## **2.7.6 SCARLETT COURT AREA**

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**A. Guiding Policy**

1. Strengthen and improve the Scarlett Court Area.

The Scarlett Court Design Guidelines were adopted by the City Council on May 1, 2007. The Design Guidelines are intended to guide future development and improvements in the Scarlett Court Area to enhance the character and image of the Area.

The Scarlett Court Area is visible from Interstate 580, Dougherty Road, the Iron Horse Trail and Dublin Boulevard and the view of this Area from these key roadways is of importance to the City.

**B. Implementing Policies**

1. Create and maintain an Overlay Zoning District for the Scarlett Court Area.
2. Encourage improvements to existing businesses and properties in the Scarlett Court Area.
3. Require all redevelopment and improvements related to site planning, architectural design, lighting, signage and landscaping to be consistent with the adopted Scarlett Court Design Guidelines.

## **2.7.7 DUBLIN CROSSING PLANNING AREA**

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**A. Guiding Policy**

1. Any commercial development in the Dublin Crossing Planning Area shall be in compliance with the Dublin Crossing Specific Plan.

**B. Implementing Policies**

1. Concentrate commercial uses near the intersection of Dublin Boulevard and Arnold Road.
2. Commercial development shall be designed to be consistent with the development standards and design guidelines of the Dublin Crossing Specific Plan.

## **2.8 DUBLIN OPEN SPACE INITIATIVE OF 2014**

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### **2.8.1 AREA COVERED BY THE INITIATIVE**

The areas covered by the Initiative include:

- a. The area enclosed by the Dublin Eastern Urban Limit Line (described in Section 2.8.4 below), Interstate Highway 580, the Livermore city boundary, the eastern boundary of Collier Canyon, and the Alameda County-Contra Costa County boundary, to the extent that all or part of that area is annexed to Dublin. This area is referred to as the Doolan-Collier Canyons Area (see Figure 2-2); and
- b. The Dublin Western Extended Planning Area as defined in the Dublin General Plan, to the extent that area is outside the urban limit line and all or part of the area is annexed to Dublin (see Figure 2-2).

### **2.8.2 COMPLIANCE WITH LAW; PROTECTION OF LEGAL RIGHTS**

Notwithstanding their literal terms, the provisions of Section 2.8 do not apply to the extent that courts determine that their application would deprive a person of rights or privileges under the United States or State constitutions or laws, or otherwise would be contrary to a constitution or law. These explicit limitations on applicability of the provisions are to make certain that they do not infringe any person's legal rights or privileges, or violate the law in any respect, or subject the City to any legal liability.

### **2.8.3 STATE HOUSING REQUIREMENTS**

Nothing in the provisions of Section 2.8 shall be applied to prevent City compliance with City housing obligations mandated by State law. To the maximum extent practicable the City shall meet State requirements outside the Doolan-Collier Canyons and Western Extended Planning Areas. If State required housing is located in those areas, no more land shall be used than is necessary to meet State requirements. Minimum parcel size, residential dwelling limits, and maximum development envelopes and floor areas set forth in Section 2.8 shall not apply to the required housing in order to minimize land used.

### **2.8.4 DUBLIN EASTERN URBAN LIMIT LINE**

The Dublin Eastern Urban Limit Line shall be the Dublin eastern city limits on January 1, 2014, from the Alameda County-Contra Costa County boundary to Interstate Highway 580.

### **2.8.5 MINIMUM PARCEL SIZES**

The minimum parcel size shall be at least 100 acres.

## **2.8.6 SUBSIZE PARCELS**

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If a parcel smaller than 100 acres (hereafter, a “subsize” parcel) is contiguous to another subsize parcel, which is legally or de facto in common ownership as of June 3, 2014 or any time thereafter, the parcels shall be treated as a single parcel for purposes of development. If a subsize parcel is connected to another subsize parcel or parcels by an intervening subsize parcel or parcels, then all of the subsize parcels which are in legal or de facto common ownership as of June 3, 2014 or any time thereafter shall be treated as one parcel for purposes of development. In none of the foregoing cases are any of the subsize parcels legally merged.

## **2.8.7 CERTIFICATES OF COMPLIANCE**

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The City shall not grant unconditional or conditional certificates of compliance except as mandated by State law. All relevant permissible restrictive conditions shall be imposed on these certificates; the owner or subsequent transferees shall be held to strict compliance with these conditions. A certificate of compliance creates no right to develop, nor diminishes in any respect the City’s authority to control development.

## **2.8.8 PERMISSIBLE USES**

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The following uses only, and their normal and appropriate accessory uses and structures, may be permitted, provided that these uses and structures comply with all of the provisions of Section 2.8 and City ordinances:

1. One single family dwelling unit on a parcel, secondary units required by State law, and housing occupied only by bona fide farm workers employed on the parcel or on a farm or ranch which includes the parcel;
2. Rental of rooms to lodgers, including board, not exceeding four lodgers in a residence;
3. Home occupations and offices, secondary to residential use and conducted primarily by residents of a parcel, that will not have deleterious effects on the environment or visual qualities;
4. Agriculture (including but not limited to grazing, arboriculture, horticulture, and rearing, care and use of ruminants, pigs and poultry); provided however, vineyards, feed lots, dairy farms, pig farms, poultry ranches, Christmas tree farms and nurseries are permitted only if they are small and do not cause substantial environmental harm; (Dwelling units and residential accessory buildings are permitted under paragraph (1) above but not under this or any other paragraph of this section.);
5. Processing, packaging or storage of agricultural produce or plants, most of which over a calendar year were grown in the Doolan-Collier Canyons Area or Western Extended Planning Area, but not including canneries or freezing facilities;
6. Small-scale rearing, care, training or use of animals not covered in paragraph (4) above, provided that the use does not cause substantial environmental harm;

7. Low-intensity outdoor recreation and pastimes predominately for active participants, not spectators, and subordinate auxiliary uses (including campgrounds, picnicking facilities, provision of food and drink, and safety and sanitary services). These permissible uses do not include, among other uses, amusement or theme parks, golf courses, stadiums or arenas (except equestrian riding rings), motor vehicle tracks, courses or off-road facilities, or recreational vehicle parking for more than 7 days in a month. Uses permitted under this paragraph shall be compatible with a rural environment;
8. Institutional and other non-profit uses that predominantly serve residents and permitted uses in the Doolan-Collier Canyons Area or the Western Extended Planning Area, and small facilities for convalescence and rehabilitation for not more than six patients each, that will not substantially impair the environment;
9. Government and public utility uses that are limited to meeting needs created by permitted uses in the Doolan-Collier Canyons Area if located there, and to meeting needs in the Western Extended Planning Area if there, except to the extent the City Council finds reasonably more extensive need that cannot practicably be met outside those areas. This exception shall not apply to wireless communication facilities, waste disposal, processing or treatment, and electrical power production or transmission unless primarily for consumption by the producer. Publicly provided outdoor recreation and pastimes and ancillary accommodations are permitted if like private uses would be allowed;
10. Occasional short-term events related to agriculture, animals or outdoor recreation that do not interfere substantially with agriculture or cause substantial environmental harm;
11. An arterial road for the purpose of connecting Dublin Boulevard and North Canyons Parkway.

Notwithstanding anything to the contrary in the Dublin Open Space Initiative of 2014 and this Section 2.8, the City shall not be prevented from designating for commercial development, consistent with what is permitted on the lands to the immediate west and within the City limits, the portion of the property east of the Dublin Eastern Urban Limit Line up to the Livermore city boundary and along the proposed extension of Dublin Boulevard to North Canyons Parkway, up to 1,200 feet north of Interstate 580 (the "1,200 foot line"). Notwithstanding the geographic limitations in the previous sentence, commercial development may be approved in the portion north of the 1,200 foot line to the west of Cottonwood Creek, so long as the total area of developed land does not exceed 80 acres, thus ensuring that at least 100 acres of the property are preserved as open space. The City Council in determining whether to give such authorization shall be required to find that the proposed commercial development would contribute substantially to the funding of the construction and/or maintenance of the Dublin Boulevard extension, that at least 100 acres of open space will be permanently protected, that the portion of the right of way for Dublin Boulevard on the property was provided by the property owner without cost to the City (either through reimbursement for acquisition costs or dedication), and that water supply and wastewater service is assured for any development. If such future commercial development is authorized by the Council, the other provisions of the Dublin Open Space Initiative of 2014 and this section 2.8 shall not apply to it.

## **2.8.9 AREAS OF SPECIAL ENVIRONMENTAL CONCERN**

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In addition to the other provisions of Section 2.8, the following restrictions apply:

- a. **Wetlands:** Development or use is not permitted if it would reduce appreciably the quantity or biological quality of wetlands. "Wetlands" are areas permanently or periodically covered or saturated by water where hydrophytic vegetation is present under normal conditions, or have soils that are primarily hydric in nature, or that are designated as wetlands by Federal or State law.
- b. **Stream Corridors:** Development or use is not permitted if it would impair appreciably the quantity or quality of water or of native vegetation in a stream corridor, except for otherwise permissible flood control, stock ponds, or preservation of special status species. Stream corridors are areas within 200 feet from the center of the bed of a permanent or intermittent stream.
- c. **Wildlife:** No development or use is permitted that will reduce appreciably the number, or prevent the recovery in number, of one or more special status species.
- d. **Steep Slopes:** No building, in whole or in part, may be located on a slope of 20% or more. No building may be located on a site that cumulatively has access for more than 50 feet over a slope of 20% or more unless there is no other site on a parcel. Cultivated agriculture may not be conducted on a slope of 20% or more. No grading may take place on a slope of 20% or more unless necessary to maintain fire roads. Slope percentages are based on the steepness of slopes in their natural, unaltered state, and are calculated by dividing altitude increase by 20 over each 20 feet of surface.

## **2.8.10 WATER, WASTEWATER DISPOSAL**

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No new habitable dwelling shall be permitted unless it has an assured, adequate, safe, sustainable water supply for all foreseeable uses, including in times of drought and for fire suppression and other emergencies, and proper access for emergency vehicles. Sewage and other wastewater disposal must be demonstrated that foreseeably will be safe, not pollute surface or subsurface water, or otherwise impair the environment.

## **2.8.11 DEVELOPMENT ENVELOPES**

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All buildings on a parcel must be located within a contiguous area, as compact as reasonably practicable, not to exceed two acres, except for buildings that the Council finds reasonably must be located outside this area for permitted agricultural use, security needs, the processing, packaging or storage of agricultural produce or plants, rearing, care, training or use of animals, or government or public utility use.

## **2.8.12 MAXIMUM FLOOR AREAS**

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- a. The maximum aggregate floor area for all floors (regardless of composition, including soil) in all buildings on a parcel, except basement and cellar floors, may not exceed 1% of the parcel's area or 20,000 square feet, whichever is less; however, up to 10,000 square feet may be permitted for any parcel.

- b. If otherwise appropriate under the provisions of Section 2.8, the City Council may increase the maximum floor area by up to 25,000 square feet, in aggregate, if proven necessary for buildings for permitted agriculture, care, training or use of horses, processing, packaging or storage of agricultural produce or plants, or outdoor recreation or pastimes (including permitted ancillary uses).
- c. Residential and residential accessory buildings on a parcel may not have a maximum aggregate floor area of more than 8,000 square feet. Housing solely for farm workers is not subject to this limitation.

### **2.8.13 VISUAL SAFEGUARDS**

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- a. New or reconfigured parcels must be created or drawn to limit, as much as practicable, visibility of development from roads and other public places. Unless there is no other possible configuration, parcels may not be created that have no building site for each permissible building other than a ridgeline or hilltop.
- b. Structures may not be located on ridgelines or hilltops, or where they will project into the view of a ridgeline or hilltop from public places, unless there is no less obtrusive site on the parcel or on a contiguous parcel in legal or de facto common ownership on or subsequent to the date this ordinance becomes effective. To the extent practicable and consistent with other provisions of this ordinance, structures shall be located, including by setbacks from parcel boundaries, on that part of a parcel which minimizes visibility from roads and other public places.
- c. Development shall be subordinate to and blend harmoniously with the natural and open space qualities of the area where located, in order not to impair those qualities and to be as unobtrusive as possible. In all cases, appropriate landscaping, preservation of vegetation, screening, building materials, design, and limits on surface alterations shall be required by the City to reduce as much as practicable the visibility of development. The height of buildings shall not exceed 30 feet, except to the extent the Council finds reasonably that a greater height is necessary for buildings used for agriculture. Signs may not be more numerous, larger or more noticeable than is necessary to provide directions and information about permissible uses in the Doolan-Collier Canyons Area or Western Extended Planning Area, and for political campaigns.
- d. Exterior lighting, including roadway lighting, shall be designed and placed, to the maximum extent practicable, to confine direct rays to the parcel or roadway where the lighting is located and to protect the darkness of the night sky.

### **2.8.14 TRANSFERABLE DEVELOPMENT CREDITS PROGRAM**

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The City shall study and consider a Transferable Development Credits Program as a means of transferring permissible development from the Doolan-Collier Canyons Area and from the Western Extended Planning Area to locations elsewhere.

## **2.8.15 APPLICABILITY**

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- a. Parcels, structures, uses, or surface alterations remain valid to the extent that they existed legally at the time the area where they are located is annexed to the City, except if their authorized time limit expires, they are eliminated voluntarily or abandoned, or a use would violate Section 2.8.9 (a) through (c). Parcels, structures, surface alterations or uses may not be changed or expanded, however, to the extent that it would cause a violation of Section 2.8 or would increase or augment what would be a violation of Section 2.8 but for this subsection.
- b. Section 2.8 shall be applied to proposed parcels, structures, surface alterations and uses that have not received all required discretionary City authorizations and approvals prior to its effective date.
- c. Section 2.8 applies to the City of Dublin and to its agencies, officials and properties, as well as to all other persons and entities.

## **2.8.16 INCONSISTENT CITY PLANS, ORDINANCES AND ACTIONS**

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- a. Application of any other provision of this General Plan is barred to the extent that it is in conflict with Section 2.8.
- b. Any special or other City plan, ordinance, resolution or regulation may not be applied to the extent inconsistent with Section 2.8.
- c. To the degree inconsistent with Section 2.8, no subdivision or parcel map, development plan or agreement, permit, variance or any other action may be approved, permitted or taken by the City or its officials (including approval or permission by operation of law because of inaction), or is legally valid.
- d. Provisions of City plans, ordinances, resolutions and actions are not to be deemed in conflict with Section 2.8 to the extent that they impose prohibitions, restrictions, conditions, requirements or remedies beyond or in addition to those imposed by Section 2.8. The City Council, in adopting this Initiative, has established only minimum prohibitions, restrictions, regulations, requirements, and remedies which the City may extend or augment without creating any inconsistency, provided it does not permit parcels, development, or use barred by Section 2.8.

## **2.8.17 IMPLEMENTATION AND ENFORCEMENT**

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- a. Section 2.8 shall be interpreted liberally to further its purposes.
- b. The Council and other City agencies and officials shall carry out and enforce the provisions of the Dublin Open Space Initiative of 2014 diligently and effectually. They shall review uses and the location, amount, visibility, and environmental effects of all proposed development to ensure consistency with and implementation of the provisions and objectives of the Initiative. They shall use the most effective means at their disposal to prevent, remedy and abate

violations. Violations are public nuisances and, as provided by statute, misdemeanors.

- c. Residents and organizations with members in the City, as well as others with standing, may enforce the initiative by judicial proceedings against any person, group, government or other entity in violation of the measure, or to prevent violations.
- d. The City Council has authority to particularize and implement the initiative by appropriate legislation and actions, in all cases in full accord with the text and purposes of the initiative.

## **2.8.18 DEFINITIONS**

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For the purposes of Section 2.8, unless the text or context compels a different meaning, the following definitions shall apply:

“Appreciably” means measurably or perceptibly and “appreciable” means measurable or perceptible, but not minute.

“Basements” and “cellars” are the lowest story or stories of buildings, but only if at least 80% of the story’s cubic area is below both the adjacent land level and the natural grade.

“Building” is any structure with a roof having a floor area of 120 square feet or more, except tanks.

“City” is the City of Dublin; and “Council” is the City Council of Dublin; “City limits” means the Dublin city limits on January 1, 2014.

“Development” is the construction, erection, placement or appreciable alteration of a building or structure, including mobile dwelling units; it also means surface alteration, including appreciable grading, surfacing, excavation, fill or mounding of land, or deposition of material.

“Eastern Boundary of Collier Canyon” means the eastern boundaries of Assessor’s Designated Parcels 905-5-7, 905-5-8-1, 905-5-8-2, 903-1-2, 903-1-6, 903-1-7-2, 903-1-7-1, 903-1-8, 905-7-10, 905-7-9, 905-7-8, 905-7-7-2 and the eastern and southern boundary of Assessor’s Designated Parcel 905-7-6-1.

“Floor Area” means the area of all floors, regardless of composition including soil, under roof in or connected to buildings, including but not limited to covered porches, decks, carports, and attic floors to the extent that the height of the ceiling is five feet or more above the floor.

“Practicable” means can be done or put into effect.

“Small vineyards, feed lots, dairy farms, pig farms, poultry ranches, Christmas tree farms or nurseries” are those that are commonly defined or considered as small in their respective lines of activity (the City Council can particularize these definitions in accordance with Section 21(d)).

“Special status species” are plants and animals that are listed, proposed for listing, or candidates for listing as threatened or endangered under the Federal or State Endangered Species Acts, meet the definition of rare or endangered under the California Environmental Quality Act, are listed as rare under the California Native Plant Protection Act, or are protected under California Fish and Game Code Sections 3511, 4700, 5050, and 5515.

“Structure” includes any building, greenhouse, tower, dam, tank, or anything constructed, erected or placed, the existence or use of which requires location on the ground or attachment to something located directly or indirectly on the ground.

## **2.8.19 AMENDMENTS**

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As provided by law, the provisions of Section 2.8 that incorporate the language of the Dublin Open Space Initiative of 2014 may be repealed or amended only by the voters of Dublin. The Council may make or provide for technical or non-substantive modifications to such provisions; however, any modifications must be fully consistent with the text and purposes of the Dublin Open Space Initiative of 2014.

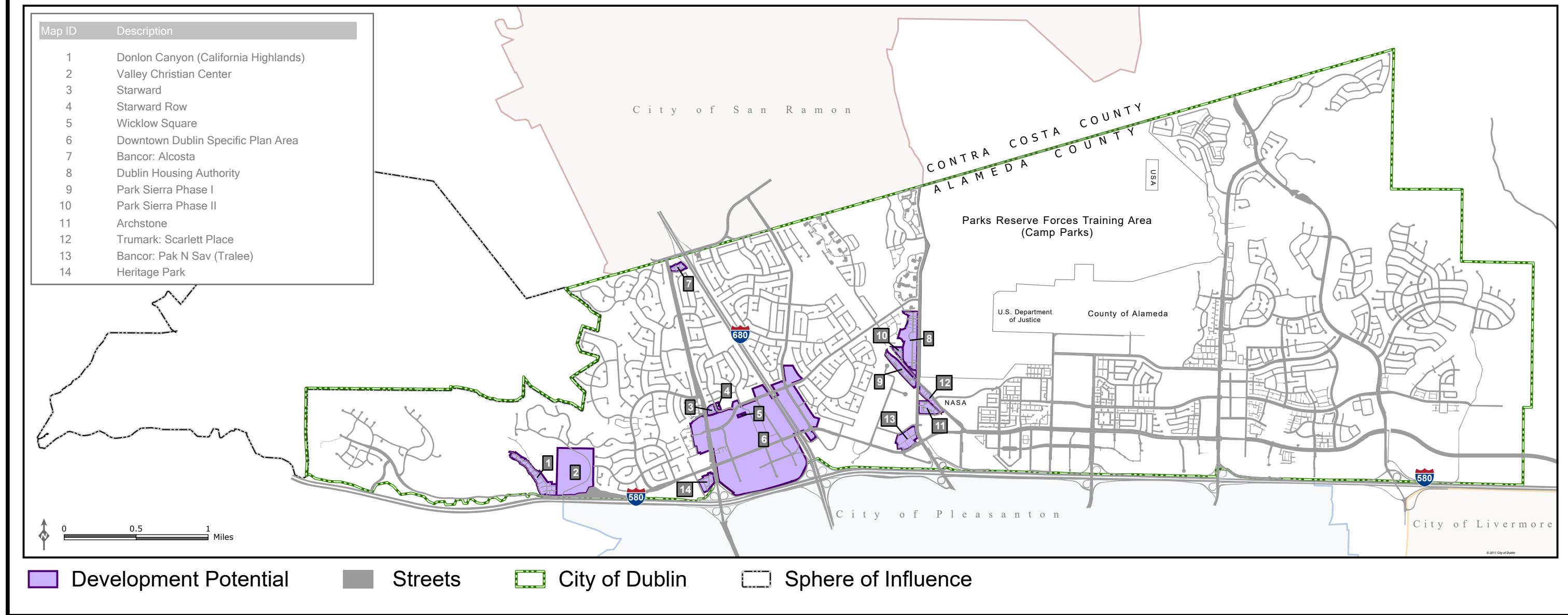




# DUBLIN GENERAL PLAN SITES FOR HOUSING DEVELOPMENT

(Figure 2-1)

November 15, 2022







# DUBLIN GENERAL PLAN OPEN SPACE INITIATIVE PROTECTION AREAS

(Figure 2-2) November 15, 2022

