



Special Meeting of the **DUBLIN PLANNING COMMISSION**

Wednesday, November 19, 2025

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

SPECIAL 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 Administration of Oath of Office to Planning Commissioner Margaret Simuro.

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 September 9, 2025, Planning Commission Meeting Minutes

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

STAFF RECOMMENDATION:

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

[Staff Report](#)

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

6. PUBLIC HEARING

6.1 Amendments to the Downtown Dublin Specific Plan and Dublin Municipal Code for Outdoor Live Entertainment (PLPA-004212-2025)

The Planning Commission will consider and make a recommendation to the City Council on City-initiated amendments to the Downtown Dublin Specific Plan (DDSP) and the Zoning Ordinance to permit Outdoor Live Entertainment as an allowed use in the Downtown and establish development standards. The proposed amendments include updates to Dublin Municipal Code Chapter 8.08 (Definitions), Chapter 8.12 (Zoning Districts and Permitted Uses of Land), and Chapter 8.116 (Zoning Clearance), the addition of Chapter 8.41 (Outdoor Live Entertainment), and amendments to DDSP Section 3.4 (Land Use Designations). Staff recommends that the project be found exempt from the California Environmental Quality Act (CEQA).

STAFF RECOMMENDATION:

Conduct a public hearing, deliberate, and adopt the **Resolution** recommending City Council Approval of Amendments to the Downtown Dublin Specific Plan Section 3.4 (Land Use Designations) and the Dublin Municipal Code Chapter 8.08 (Definitions), Chapter 8.12 (Zoning Districts and Permitted Uses of Land), Chapter 8.116 (Zoning Clearance), the Addition of Chapter 8.41 (Outdoor Live Entertainment) to add Outdoor Live Entertainment as an Allowed Use and to Establish Development Regulations and Permitting Procedures

[Staff Report](#)

[Attachment 1 - Planning Commission Resolution Recommending Approval of Amendments to DDSP and DMC](#)

[Attachment 2 - Exhibit A to Attachment 1 - City Council Resolution Amending the Downtown Dublin Specific Plan to add Outdoor Live Entertainment](#)

[Attachment 3 - Exhibit B to Attachment 1 - Ordinance Approving Amendments to Dublin Municipal Code](#)

[Attachment 4 - Table 1 - Outdoor Entertainment Regulations Regional Comparison](#)

[Attachment 5 - DDSP Amendments and Dublin Municipal Code Amendments Redlined Pages](#)

[Attachment 6 - Public Comment](#)

6.2 Zoning Ordinance Amendment to Chapter 8.84 (Sign Regulations) (PLPA-004290-2025)

The Planning Commission will consider and make a recommendation to the City Council regarding City-initiated amendments to the Zoning Ordinance to bring greater clarity and consistency to existing regulations. Amendments are proposed to Dublin Municipal Code Chapter 8.84 (Sign Regulations) to address the direction from City Council to amend the regulation of Temporary Non-Commercial Signs and staff-initiated amendments for minor cleanups. The Planning Commission will also consider and make a recommendation to the City Council regarding an exemption from the requirements of the California Environmental Quality Act.

STAFF RECOMMENDATION:

Conduct a public hearing, deliberate, and adopt the Resolution recommending City Council approval of amendments to Dublin Municipal Code Chapter 8.84 (Sign Regulations).

[Staff Report](#)

[Attachment 1 - Planning Commission Resolution Recommending Approval of Amendments to Dublin Municipal Code](#)

[Attachment 2 - Exhibit A to Resolution - Ordinance Approving Amendments to Dublin Municipal Code](#)

[Attachment 3 - City Council Staff Report dated September 2 2025](#)

[Attachment 4 - Redlined Zoning Ordinance Amendments](#)

7. UNFINISHED BUSINESS - None

8. NEW BUSINESS- None

9. STAFF AND COMMISSIONER REPORTS

Brief information only reports from Planning Commission and/or Staff, including committee reports and reports by Planning Commission 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.