REGULAR MEETING
Tuesday, September 11, 2018, 7:00 PM
Council Chamber, 100 Civic Plaza
DUBLIN PLANNING
COMMISSION
A G E N D A

• Agendas and Staff Reports are posted on the City’s Internet Website (www.dublin.ca.gov)
• Agendas may be picked up at the Community Development Department for no charge, or to request information on being placed on the annual subscription list, please call 833-6610.
• A complete packet of information containing Staff Reports and exhibits relate to each item is available of public review at least 72 hours prior to a Planning Commission Meeting or, in the event that it is delivered to Planning Commission members less than 72 hours prior to a Planning Commission Meeting, as soon as it is so delivered.

REGULAR MEETING 7:00 PM

1. CALL TO ORDER

2. ORAL COMMUNICATIONS

2.1. 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 Recording Secretary’s Office 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).

3. 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.

3.1. Approval of the August 14, 2018 Regular Planning Commission Meeting Minutes
Draft Minutes of the August 14, 2018 Planning Commission Meeting.
STAFF RECOMMENDATION:
Approve the Minutes of the August 14, 2018 Planning Commission Meeting.

4. WRITTEN COMMUNICATION - NONE.

5. PUBLIC HEARING - NONE.

6. UNFINISHED BUSINESS - NONE.

7. NEW BUSINESS
7.1. STUDY SESSION: IKEA Retail Center (PLPA-2016-00016)
The Planning Commission will hold a Study Session to review the proposed IKEA Retail Center project known as “The Glen”. The project site is a 27.45-acre parcel on
the south side of Martinelli Way between Arnold Road and Hacienda Drive. The
proposed project is for up to 432,099 square feet of commercial uses consisting of an
IKEA store and a retail center. Requested land use approvals include a Planned
Development Rezone with a Stage 1 and Stage 2 Development Plan, a Site
Development Review Permit, Tentative Parcel Map, and certification of a
Supplemental Environmental Impact Report. No action will be taken at this meeting.

**STAFF RECOMMENDATION:**
Receive a report and presentations by Staff and the applicant regarding the proposed
project.

7.2.  **SB 343 - Item 7.1 Comment Letters**

8.  **OTHER BUSINESS**
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).

9.  **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), 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.

Mission
The City of Dublin promotes and supports a high quality of life, ensures a safe and secure environment, and 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 informed community encourages innovation in all aspects of City
life, including programs to strengthen our economic vitality, and preserve our natural surroundings through
environmental stewardship and sustainability. Dublin is dedicated to promoting an active and healthy lifestyle
through the creation of first-class recreational opportunities, facilities and programs.
DATE: September 11, 2018

TO: Planning Commission

SUBJECT: Approval of the August 14, 2018 Regular Planning Commission Meeting Minutes
Prepared by: Danielle Diaz, Senior Office Assistant

EXECUTIVE SUMMARY:

Draft Minutes of the August 14, 2018 Planning Commission Meeting.

RECOMMENDATION:

Approve the Minutes of the August 14, 2018 Planning Commission Meeting.

PROJECT DESCRIPTION:

The Planning Commission will consider approval of the minutes of the August 14, 2018 Regular Planning Commission Meeting.

PUBLIC NOTICING:

N/A

ATTACHMENTS:

1. Draft Planning Commission Meeting Minutes from August 14, 2018
A Regular Meeting of the Dublin Planning Commission was held on Tuesday, August 14, 2018, in the City Council Chamber. The meeting was called to order at 7:00 PM, by Commission Chair Bhuthimethee.

1. **Call to Order and Pledge of Allegiance**

   Attendance:
   
<table>
<thead>
<tr>
<th>Attendee Name</th>
<th>Title</th>
<th>Status</th>
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<tbody>
<tr>
<td>Tara Bhuthimethee</td>
<td>Commission Chair</td>
<td>Present</td>
</tr>
<tr>
<td>Stephen Wright</td>
<td>Commission Vice Chair</td>
<td>Present</td>
</tr>
<tr>
<td>Amit Kothari</td>
<td>Planning Commissioner</td>
<td>Present</td>
</tr>
<tr>
<td>Samir Qureshi</td>
<td>Planning Commissioner</td>
<td>Present</td>
</tr>
<tr>
<td>Scott Mittan</td>
<td>Planning Commissioner</td>
<td>Present</td>
</tr>
</tbody>
</table>

2. **Oral Communications** – None.

   2.1 **Public Comment**

   No public comments were made.

3. **Consent Calendar**

   3.1. **Approve the Minutes of the July 10, 2018 Planning Commission Meeting**

   **RESULT:** ADOPTED [UNANIMOUS]

   **MOVED BY:** Stephen Wright, Commission Vice Chair

   **SECOND:** Amit Kothari, Planning Commissioner

   **AYES:** Wright, Bhuthimethee, Mittan, Kothari, Qureshi

4. **Written Communication** - None.

5. **Public Hearing**

   5.1 **Valley Christian Center Planned Development Zoning Amendment and Site Development Review Permit (PLPA-2014-00052)**

   Martha Battaglia, Associate Planner, made a presentation and responded to questions posed by the Commission.

   Jim Goring, Applicant representative with Goring Architects, made a presentation and responded to questions posed by the Commission.
Roger Valci, Lead Pastor for Valley Christian Center, made a presentation and answered questions posed by the Commission.

Angela Bruggeman, Head of Schools, Upper School Principal for Valley Christian Center, made a presentation.

Richard Lietz, Elder at Valley Christian Center, answered questions posed by the Commission.

Reed, Dublin Resident, spoke in opposition to the project.

Shreya Shah, Dublin Resident, spoke in opposition to the project.

Shirley Lewandowski, Board President for Hacienda Heights HOA, spoke in opposition to the project.

John McClain, Dublin Resident, spoke in opposition of the project.

Chris Doyle, Dublin Resident, spoke in opposition of the project.

Bill Adams, Board Member of Valley Christian Center, spoke in favor of the project.

Jim Goring, Applicant representative with Goring Architects, responded to questions posed by the Public and the Commission.

Richard Lietz, Elder at Valley Christian Center, responded to questions posed by the Public and the Commission.

Angela Bruggeman, Head of Schools, Upper School Principal for Valley Christian Center, responded to questions posed by the Public and the Commission.

Commission Chair Bhuthimethee closed the Public Hearing.

Jerry Haag, CEQA Consultant, addressed questions posed by the Commission.

Rob Tuma, Transportation Consultant with Omni-Means LTD., responded to questions posed by the Commission.

Commission Chair Bhuthimethee reopened the Public Hearing.

Angela Bruggeman, Head of Schools, Valley Christian Center, responded to questions posed by the Commission.

Commission Chair Bhuthimethee closed the public hearing and the Commission began deliberations.
Jeff Baker, Assistant Community Development Director, responded to questions posed by the commission.

Commissioner Wright made a motion to recommend approval of the project with the following clarifications to the proposed Planned Development Zoning:

- The required Parking Management Plan shall include measures to manage traffic that would cut through the neighborhood.
- The Parking Management Plan should be periodically reviewed by the City at the City’s discretion.
- Clarify that the outdoor amphitheater as a permitted use on Parcel 1.
- Clarify that sound amplification in the amphitheater shall not commence before 10am daily, and shall conclude by 8pm on weeknights and 10pm on Friday and Saturday nights.

RESOLUTION NO. 18-18

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION APPROVING A SUPPLEMENTAL MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE VALLEY CHRISTIAN CENTER PROJECT PLPA 2014-00052

RESOLUTION NO. 18-19

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE PLANNED DEVELOPMENT ZONING DISTRICT FOR VALLEY CHRISTIAN CENTER PROJECT PLPA-2014-00052

RESOLUTION NO. 18 - 20

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION APPROVING A SITE DEVELOPMENT REVIEW PERMIT FOR THE VALLEY CHRISTIAN CENTER PLPA 2014-00052
5.2 Water Efficient Landscape Ordinance (PLPA-2018-00018)

Martha Battaglia, Associate Planner, made a presentation and responded to questions posed by the Commission.

RESOLUTION NO. 18-21


RESULT:  APROVED [UNANIMOUS]
MOVED BY:  Stephen Wright, Planning Commission Vice Chair
SECOND:  Samir Qureshi, Planning Commissioner
AYES:  Bhuthimethee, Wright, Mittan, Kothari, Qureshi

6. Unfinished Business – None.

7. New Business – None.

8. Other Business

Jeff Baker, Assistant Community Development Director, informed the Commission that the next meeting is scheduled for September 11, 2018.

Upon the request of Commissioner Wright, Jeff Baker provided status updates on various project sites that were approved by Planning Commission and City Council but have not yet started construction.

Commissioner Wright mentioned that there will be a City Council study session for IKEA held on August 21, 2018. He stated that it would be beneficial for Planning Commission to be invited by City Council to attend the meeting and share in the discussion. Jeff Baker informed the Commission that the Commissioners are welcome to attend the meeting as members of the Public and express their viewpoints. Jeff Baker stated that the project will
come before the Planning Commission for their review and recommendation at a future Planning Commission meeting.

9. **Adjournment**

The meeting was adjourned by Commission Chair Bhuthimethee at 9:35 p.m.

Respectfully submitted,

Planning Commission Chair

ATTEST:

Jeff Baker
Assistant Community Development Director
DATE: September 11, 2018

TO: Planning Commission

SUBJECT: STUDY SESSION: IKEA Retail Center (PLPA-2016-00016)

Prepared by: Amy Million, Principal Planner

EXECUTIVE SUMMARY:

The Planning Commission will hold a Study Session to review the proposed IKEA Retail Center project known as “The Glen”. The project site is a 27.45-acre parcel on the south side of Martinelli Way between Arnold Road and Hacienda Drive. The proposed project is for up to 432,099 square feet of commercial uses consisting of an IKEA store and a retail center. Requested land use approvals include a Planned Development Rezone with a Stage 1 and Stage 2 Development Plan, a Site Development Review Permit, Tentative Parcel Map, and certification of a Supplemental Environmental Impact Report. No action will be taken at this meeting.

RECOMMENDATION:

Receive a report and presentations by Staff and the applicant regarding the proposed project.

BACKGROUND:

IKEA Property, LLC (“IKEA”) has submitted an application to build a new commercial center on the subject 27.45-acre parcel which is located south of Martinelli Way between Hacienda Drive and Arnold Road (Figure 1 below). The property has a General Plan land use designation of General Commercial, which accommodates a range of regional and community-serving retail, service, and office uses.
When the Eastern Dublin Specific Plan was adopted in 1995, the site was designated Campus Office. Commerce One received entitlements to build a corporate campus on the site and abandoned those plans in 2001. IKEA subsequently acquired the site, and, in 2004, the City Council approved the development of a 317,000 square foot IKEA retail store, and a 137,000 square foot “lifestyle center” by Blake Hunt Ventures on the subject parcel (total of 454,000 square feet). The approvals included General Plan and Eastern Dublin Specific Plan amendments changing the land use designation to General Commercial.

In late 2006, IKEA withdrew its plans to build a store in Dublin, and Blake Hunt Ventures acquired the IKEA portion of the project site to enlarge and redesign their commercial shopping center on the entire 27.45 acres. In 2008, the City Council approved an application by Blake Hunt Ventures to construct a 327,400 square foot commercial center referred to as “The Green on Park Place.” The project was ultimately impacted by the Great Recession and did not move forward.

Subsequently, the City Council considered changing the General Commercial designation in February 2013 and directed Staff to study a mixed-use development proposal of 372 residential units and 37,000 square feet of restaurant uses on the site (“The Green”). The City Council denied the project in April 21, 2015. Following that action, the property owner marketed the property and IKEA decided to acquire the property (again) thereafter.

The current General Plan Land Use Designation for the site is General Commercial which allows 239,144 - 717,433 square feet of development (Floor Area Ratio of 0.20-0.60). The current zoning for the parcel is Planned Development (Ord. No. 34-08) approved for “The Green on Park Place” project. Among other things, the zoning permits up to 327,400 square feet of development (maximum Floor Area Ratio of 0.27) with heights of up to 55 feet.
PROPOSED PROJECT:

The proposed IKEA Retail Center project, now branded as “The Glen at Dublin”, consists of up to 432,099 square feet of commercial uses, including a 317,000 square foot IKEA. Accordingly, IKEA has applied for the following land use entitlements:

- Planned Development Rezone with a related Stage 1 and 2 Development Plan to establish zoning uses and development standards;
- Site Development Review requesting approval of the site layout and architecture;
- Vesting Tentative Parcel Map for two parcels; and
- Certification of a Supplemental Environmental Impact Report.

City Council held a Study Session to review the proposed project on August 21, 2018. In response to a question raised by the City Council during the study session, the size of the proposed IKEA store will be reduced from 339,099 square feet to 317,000 square feet. Refer to attached letter from IKEA (Attachment 1). This change is not reflected on the project plans attached to this Staff Report. However, IKEA proposes to achieve this by eliminating approximately 22,099 square feet from the warehouse area. This reduction will occur on the south elevation of the building, and thereby shorten the length of the building by approximately 60 feet. This reduction will have no effect on the overall design or function of the building or the site, and the only changes are: (i) a reduction of the warehouse area where goods are stored; and (ii) an increase in open space on the south side.

Planned Development Rezone

The application includes a Planned Development Rezone with a related Stage 1 and Stage 2 Development Plan, which would replace the existing Planned Development zoning (Ord. No. 34-08). The Planned Development Rezoning for the property would, if approved, establish the detailed Development Plan for the site (See Figure 2 below), the specific uses that are permitted, conditionally permitted, and prohibited, the overall development density and intensity (e.g. FAR, building heights) for the site, and design guidelines for the two commercial areas. IKEA is proposing that the Planned Development Zoning District allow for up to 432,099 square feet of commercial uses that will include a variety of retail and service uses to accommodate the proposed project. The density of .40 FAR (blended density of .60 FAR for Commercial Area 1 and .40 FAR for Commercial Area 2) and height limits (63 feet for Commercial Area 1 and 35 feet for Commercial Area 2) under the proposed Planned Development Rezoning is similar to the Planned Development zoning approved for the 2004 IKEA project.
Site Development Review

A Site Development Review permit for the entire project site, including both the IKEA building and the retail center is included in the proposed application. The following is a summary of the key components of the project associated with the Site Development Review.

Overall Project Design
The project, as shown on the project plans (Attachment 2) and further refined by the IKEA letter (Attachment 1), is designed to include a 317,000 square foot IKEA store located on the westerly 13.65 acres and a 93,000 square foot lifestyle retail center on the easterly 13.66 acres (.14 acres are reserved for potential future right-of-way for the BART to Livermore extension). The project is proposed to be constructed in a single phase. The project includes the construction of proposed buildings, associated parking, landscaping and frontage improvements along Arnold Road and Martinelli Way.

Site Plan, Access, Circulation, and Parking
The project site is bounded by Martinelli Way to the north, Interstate 580 to the south, Arnold Road to the west, and Hacienda Drive to the east. As shown on the proposed site plan, the overall orientation of the project is inward to the pedestrian plaza, with main entry of the IKEA building facing the central plaza of the retail center. The retail center has five buildings surrounding the plaza with an additional pad building along Martinelli Way and a secondary area near the intersection of Martinelli Way and Hacienda Drive formed by two buildings and a smaller plaza linking the development to the fronting public streets.

Primary vehicle access into the site will be provided from Martinelli Way at the existing intersection at Persimmon Place. The existing 3-way intersection will be improved into a full intersection creating the main driveway into the development shown as IKEA Place. Secondary access points are provided to the east on Martinelli Way, on the southern end of Arnold Road and an exit only on Arnold Road near Martinelli Way.
According to the Applicant, the IKEA Retail Center project is the first of its kind to fully connect lifestyle shops and restaurants with an IKEA store. The design of the IKEA building utilizes many of the iconic IKEA features through simple rectilinear forms and a distinctive store entrance. The exterior colors are predominantly grey with large accents of blue and yellow, to match the colors of the flag of Sweden, the home of IKEA's original store. The building is four stories with two floors of retail above two floors of podium parking. The two floors of parking are partially subterranean. The building stands approximately 61 feet at its tallest point.

The design consists of bold elements enhanced with bold geometry, and varying building materials such as composite metal panels, steel elements and clear anodized glass and aluminum storefront that are durable and of high quality.

The architectural concept for the Retail Center is clean and contemporary referred to by the Applicant as “Contemporary Casual”. Contemporary Casual embodies the qualities of a strong relationship between the indoor and outdoor environments, reinforced through the use of earth tones, unique materials and inviting, dynamic patio spaces. The project offers a variety of contemporary building materials such as stone, wood, metal, architectural concrete and cement plaster. The single-story building forms are horizontally oriented with varying roof lines that create a unique design statement for the center.
while complementing the IKEA store and blending well with the surrounding development. The building forms are highlighted with functional outdoor spaces where people can gather and socialize, with landscaping, outdoor seating, enhanced paving treatment, and other features to provide an appropriate urban scale for the development.

![Image of IKEA store]

**Vesting Tentative Parcel Map**

The subject property, as it is configured today, is reflective of the 2008 “The Green on Park Place” Project. The site consists of three parcels, utility easements and traffic signal easement along Arnold and an emergency vehicle access easement based on the layout of the buildings. The proposed Vesting Tentative Parcel Map will adjust the lot lines resulting in two similarly sized parcels and clean-up the unnecessary easements.

**Application of Superstore Ordinance**

The Dublin Municipal Code prohibits “Superstores”. However, because of the specific format of the proposed IKEA store, the Superstore Ordinance does not apply to the project.

The “Superstore” is defined by the Dublin Municipal Code, focuses both on the size of the building and on the percentage of floor area devoted to the sale of non-taxable merchandise (Municipal Code, Chapter 8.42). A superstore is a store that exceeds 170,000 square feet and also devotes at least 10% of its sales floor to the sale of non-taxable merchandise. The Superstore ordinance defines “Non-taxable merchandise” as “products, commodities or items, the sale of which is not subject to California State sales tax.” Under California law, sales of food for human consumption are generally not subject to sales tax, although meals in restaurants are taxable. The superstore ordinance, then, is aimed at a specific type of big box retailer, but not all big box retailers.

In order to develop, IKEA will need to ensure they do not exceed the allowed threshold for non-taxable merchandise. IKEA stores’ floor areas are primarily focused on the sale of home furnishings, which are taxable, but typically a portion of the floor area may be devoted to the sale of food. Staff understands that IKEA will devote less than 10 percent of the total floor sales area to the sale of non-taxable food for human
consumption, and the project, if approved, will be conditioned to ensure compliance with this criterion.

**Environmental Impact Report**

A Draft Supplemental Environmental Impact Report (Draft SEIR) was prepared and circulated to the public for the required 45 days (and remains available for review on the City’s development activity webpage ([http://dublin.ca.gov/174/Development-Activity](http://dublin.ca.gov/174/Development-Activity)). The comment period was open from January 31, 2018 to March 16, 2018. The City received 124 comment letters during the public review and comment period.

The Draft SEIR examined potential environmental impacts resulting from the project in the following topic areas:

- Air Quality/Greenhouse Gas Emissions
- Biological Resources
- Hazards and Hazardous Materials
- Noise
- Public Services and Utilities
- Transportation

In summary, the Draft SEIR concludes that the project will have potentially significant impact to four of the six topic areas (Air Quality/Greenhouse Gas Emissions, Biological Resources, Hazards and Hazardous Materials and Noise) and mitigation measures have been proposed to reduce the impacts in these areas to a level that is less than significant. There were no potentially significant impacts identified for Public Services and Utilities and therefore no mitigations were written.

Similar to other projects of this size, including the 2004 IKEA project, impacts were identified where, even with the implementation of mitigation measures, the effects to the environment are still expected to be significant. The identified impacts are related to Transportation. Although mitigation measures are proposed to reduce the level of the impacts, the impacts could not be fully reduced to less than significant levels in all instances. Should the project be approved, a Statement of Overriding Considerations would need to be adopted by the City Council that identifies all environmental impacts that cannot be mitigated and explains why the project is being approved.

**NOTICING REQUIREMENTS/PUBLIC OUTREACH:**

**Community Meetings**
The City hosted a community engagement program for the IKEA retail center project. This outreach program was comprised of four community meetings, as further described below, to inform the community about the proposed project and the environmental analysis, and to solicit feedback on the project plans as they evolved.

- **Community Meeting #1: Open House - June 13, 2016**
  The purpose was to introduce the community to the proposed project and receive their feedback. The meeting was attended by 45 community members.

- **Community Meeting #2: Scoping Meeting for Supplemental EIR - September 7,**
City Staff provided an overview of the proposed scope and content of the Supplemental Environmental Impact Report. Approximately 10 community members attended the meeting.

- **Community Meeting #3: Transportation and Traffic - December 6, 2017**
  Staff and the City’s team of technical experts presented the preliminary findings from the traffic impact analysis that was prepared for the proposed project. Approximately 20 community members attended the meeting.

- **Community Meeting #4: Site Design and Aesthetics - February 21, 2018**
  Staff was joined by the Applicant’s design professionals including the architects, landscape architects, and civil engineer to provide an overview of the proposed site design and architecture for the proposed IKEA store and retail center. Approximately 25 community members attended the meeting.

*City Council Study Session*
On August 21, 2018, City Council held a study session to receive a status report on the project and provide feedback regarding the proposed project to both Staff and the Applicant.

*Public Notice for Planning Commission Study Session*
Public noticing is not required for Planning Commission Study Sessions. Although not required, the City mailed notices to all interested parties, property owners and tenants within 300 feet of the IKEA Retail Center project site and an expanded area beyond 300 feet, as shown in Figure 2 below. A copy of this Staff Report has been provided to the Applicant and published on the City’s website.

![Figure 2. Public Notice Boundary](image)

Written public comment received is attached to this report (Attachment 3).

**ATTACHMENTS:**
1. IKEA Letter
2. Project Plans
3. Public Comment Received
Mr. Chris Foss  
City Manager  
City of Dublin  
100 Civic Plaza  
Dublin, CA  94568  
Via email and US Mail

Dear Mr. Foss,

I am writing to respond to a question raised during the August 21, 2018 City Council study session for The Glen. Vice Mayor Hernandez pointed out that the current size of the IKEA portion of the project (339,099 SF) is larger than was previously approved in 2006 (317,000 SF). The Vice Mayor then asked if there was any way for IKEA to limit the size of the proposed IKEA to the previously approved 317,000 SF without affecting projected sales.

Upon reviewing the store design and operations with our team, we have confirmed it is possible to limit the store size to a maximum of 317,000 SF without affecting the projected store sales. The overall project square footage will remain the same. Our team will work with Planning Department staff to incorporate the new maximum square footage for the IKEA store into the project documents before the Planning Commission study session on September 11, 2018.

We are glad that we were able to accommodate this Council request.

Sincerely,

Angele Robinson-Gaylord  
President, IKEA Property US
# Dublin IKEA Retail Center

**Hacienda Drive & Martinelli Way**

**Dublin, CA**

## Abbreviations

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
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<tr>
<td>C.G.</td>
<td>Concrete Group</td>
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<tr>
<td>C.C.</td>
<td>Concrete Core</td>
</tr>
<tr>
<td>M.S.</td>
<td>Metal Structure</td>
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<td>M.G.</td>
<td>Metal Guard</td>
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<tr>
<td>W.G.</td>
<td>Wood Guard</td>
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<td>L.G.</td>
<td>Landscape Guard</td>
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<td>G.E.</td>
<td>Glass Enclosure</td>
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<td>Parking Structure</td>
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## Symbols

- [Symbol Image]

## Owner

**IKEA Property, Inc.**

## General Contractor

**To Be Determined (TBD)**

## Architect

**GreenbergFarrow**

## Consultants

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<td>Civil Engineer</td>
<td>J.A. Jansen, Inc.</td>
</tr>
<tr>
<td>Landscape Architect</td>
<td>J.D. Hahn, Inc.</td>
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## Sheet Index

- [Sheet Index Table]

## Deferred Submittals

- [Deferred Submittals List]

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*Attachment: 2. Project Plans (IKEA Study Session)*
Landscape Narrative

The proposed IKEA development will include a landscaped area that incorporates native and drought-tolerant plantings. The landscape design will include a mix of shrubs, trees, and ground covers that are adapted to the local climate and soil conditions. The landscaped area will provide a green buffer between the development and the surrounding residential area.

The landscaped area will also include a walking path that connects to the nearby park. The path will be designed to be accessible to all users, including those with physical disabilities. The path will be lined with native plants and trees that provide shade and beauty.

The landscaped area will also include a children's play area that is designed to be safe and enjoyable for young children. The play area will include swings, slides, and other play equipment that is appropriate for children of different ages.

The proposed IKEA development will also include a water feature that will add visual interest and provide a cooling effect on hot days. The water feature will be designed to be energy-efficient and will use recycled water to minimize its impact on the local water supply.

The proposed IKEA development will be a sustainable project that incorporates environmentally friendly practices into its design and construction. The project will be designed to minimize its carbon footprint and to conserve natural resources.

In conclusion, the proposed IKEA development will be a beautiful and sustainable project that will provide a welcome addition to the local community. The landscaped area will provide a green space for residents and visitors to enjoy, and the project will be designed to be environmentally friendly and sustainable.
1 - BUILDING B LOOKING SOUTHWEST

2 - BUILDING B LOOKING NORTHEAST

3 - NORTH RETAIL ENTRY AND BUILDING G LOOKING SOUTHWEST

4 - BUILDING G LOOKING NORTHEAST

5 - PLAZA AND BUILDINGS E AND F LOOKING SOUTHWEST

CONCEPTUAL SITE DIAGRAM WITH VIEW LOCATIONS
STUCCO - DRYVIT, 2 COAT INTEGRAL
COLOR: ACRYLIC SYSTEM.
COLOR: SUEDE

CLEAR ANODIZED ALUMINUM STOREFRONT
SYSTEM.

STUCCO - DRYVIT, 2 COAT INTEGRAL
COLOR: ACRYLIC SYSTEM.
COLOR: LIGHT GRAY

METAL CANOPY - PAINTED
SHERWIN WILLIAM
COLOR: CITYSCAPE SW7067-236-C5

RICHLITE - RAIN SCREEN
FINISH: SLATE

STONE - CREATIVE MINES - URBAN
LEDGE VENEER
FINISH: BLACK TRUFFLE

WOOD ACCENT - WOODN - COMPOSITE
WOOD EXTERIOR CLADDING
FINISH: CUBA - SMOOTH FINISH SIDE
GARDCO LED WALL SCONCE 121
PHOTOMETRICS LABEL: D, D1
COLOR: BLACK
FINISH: TBD
LOCATION: BACK OF THE HOUSE (SEE PHOTOMETRIC SHEETS)

GARDCO LED WALL SCONCE 161
PHOTOMETRICS LABEL: E, E1, E2
COLOR: BLACK
FINISH: TBD
LOCATION: BACK OF THE HOUSE (SEE PHOTOMETRIC SHEETS)

PHILIPS GARDCO LED PUREFORM P21
PHOTOMETRICS LABEL: A, A1, A2, A3, A4
COLOR: BLACK
FINISH: TBD
LOCATION: PARKING LOT (SEE PHOTOMETRIC SHEETS)

BEGA LED BOLLARD 99 852
PHOTOMETRICS LABEL: C
COLOR: BLACK
FINISH: TBD
LOCATION: (SEE PHOTOMETRIC SHEETS)

CALCULITE LED GENERATION 3 - C5RD1
PHOTOMETRICS LABEL: G
6" ROUND DOWNLIGHT 1000-6000LM
COLOR: BLACK
FINISH: TBD
LOCATION: (SEE PHOTOMETRIC SHEETS)

FESTOON LED STRING LIGHT KIT
PHOTOMETRICS LABEL: F
COLOR: BLACK
FINISH: TBD
LOCATION: (SEE PHOTOMETRIC SHEETS)

BEGA DECO POLE TOP 84121
PHOTOMETRICS LABEL: B
COLOR: BLACK
FINISH: TBD
LOCATION: PEDESTRIAN PATH (SEE PHOTOMETRIC SHEETS)

BEGA DECO 84121
PHOTOMETRICS LABEL: B1
WALL MOUNTED LIGHT FIXTURE
COLOR: BLACK
FINISH: TBD
LOCATION: PEDESTRIAN PATH (SEE PHOTOMETRIC SHEETS)
Amy Million

From: lsuico <lsuico@hotmail.com>
Sent: Friday, August 10, 2018 12:24 PM
To: Amy Million
Subject: IKEA

Please do not allow IKEA to come to Dublin, the long time voting residents of Dublin do not want or need IKEA and will be opposing.
Thank you for your time and consideration.

Sent from my iPhone
I wish IKEA would not build there but across Fallon Gateway.

Respectfully,
Marie-Anne Poudret

On Fri, 10 Aug 2018 at 10:18, Danielle Diaz <Danielle.Diaz@dublin.ca.gov> wrote:

CITY OF DUBLIN
NOTICE OF PUBLIC MEETING

City Council

Tuesday, August 21, 2018 at 6:00 p.m.

Council Chambers, 100 Civic Plaza, Dublin

Project Name: IKEA Retail Center Project (PLPA-2016-00016)

Project Description: The City Council will receive a report on the status of the IKEA Retail Center project which is proposed to be developed on the 27.45-acre parcel on the south side of Martinelli Way between Arnold Road and Hacienda Drive. The proposed project is for up 432,099 square feet of commercial uses consisting of a 339,099 IKEA store and a 93,000 square foot retail center. This is an informational item only. No action will be taken or approvals granted for the project at this meeting.

You are invited to attend this meeting and provide feedback regarding this project.

Additional Resources

www.dublin.ca.gov/dev

Staff Report for this item will be available on the City’s website on the Friday prior to this hearing:

www.dublin.ca.gov

Amy Million
(925) 833-6610
amy.million@dublin.ca.gov

Thank you,

Danielle Diaz
Senior Office Assistant
City of Dublin
100 Civic Plaza, Dublin, CA 94568
(925) 833-6610 | (925) 833-6628 FAX
danielle.diaz@dublin.ca.gov | www.dublin.ca.gov

Mission Statement: The City of Dublin promotes and supports a high quality of life, ensures a safe and secure environment, and fosters new opportunities.
Marie-Anne Poudret
3387 Vittoria Loop
Dublin, CA 94568
USA
## Feedback Form

<table>
<thead>
<tr>
<th>Name:</th>
<th>Gerald Judd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email address:</td>
<td><a href="mailto:gajudd@comcast.net">gajudd@comcast.net</a></td>
</tr>
<tr>
<td>Are you a Dublin resident or business owner?</td>
<td>□ Resident</td>
</tr>
<tr>
<td></td>
<td>□ Business owner</td>
</tr>
<tr>
<td></td>
<td>□ Other:</td>
</tr>
<tr>
<td>Would you like to see IKEA build a store in Dublin?</td>
<td>□ Yes</td>
</tr>
<tr>
<td></td>
<td>□ No</td>
</tr>
<tr>
<td></td>
<td>□ Undecided</td>
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<tr>
<td>What uses would you like to see on the property?</td>
<td>□ Regional-serving retail</td>
</tr>
<tr>
<td></td>
<td>□ Community-serving retail</td>
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<td></td>
<td>□ Restaurants</td>
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<td>□ Fine dining</td>
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<td>□ Casual eateries</td>
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<td>□ Quick service or specialty</td>
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<td>□ Hotel</td>
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<td>□ Auto Dealership</td>
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<td></td>
<td>□ Offices</td>
</tr>
<tr>
<td></td>
<td>□ Other (please note):</td>
</tr>
<tr>
<td>Are you interested in learning more detail about any of the following topics as they relate to the IKEA proposal?</td>
<td>□ Traffic</td>
</tr>
<tr>
<td></td>
<td>□ Site planning</td>
</tr>
<tr>
<td></td>
<td>□ Architecture and aesthetics</td>
</tr>
<tr>
<td></td>
<td>□ Other:</td>
</tr>
<tr>
<td>What are your primary concerns regarding development of this site?</td>
<td>I believe that the impact to traffic in Dublin will be negatively affected by this super store. We already have more traffic then our streets can handle. Parking lots in the area are too tight and difficult to maneuver in. This store will only increase those issues. Also, the aesthetics of the store are to large and the architecture doesn't fit into the look of the area. We don't need to fill the location with one super store. I would like to see it utilized as a more diversified shopping area with green space and a more people friendly atmosphere.</td>
</tr>
</tbody>
</table>

Thank you for providing your input!

Please email this form to Kristi Bascom at the City of Dublin: kristi.bascom@dublin.ca.gov
Dear Ms. Million,

I was unable to attend tonight’s meeting, however I would like to restate my opposition to the IKEA proposal. The recent EIR with the “F” traffic ratings should be the nail in the coffin for this project. Except for a few hours on Sunday morning, traffic is always backed up on 580 and it will get worse if IKEA is built.

IKEA is successful in Emeryville and Palo Alto because there are large universities nearby; students are the ideal demographic for IKEA. Dublin has no large universities nearby. Moreover, IKEA kitchen cabinet sales are also not likely to be a big seller in an area with predominantly new housing. I am VERY skeptical of the $1.8 M benefit that IKEA projects for Dublin; I want to see the details of how this figure was calculated before I believe it is credible.

I am looking to buy some new furniture. I am not looking to buy it at IKEA. Instead, I am going up to Walnut Creek where they have Crate & Barrel, Restoration Hardware, Arhaus, Anthropologie, and Pottery Barn all located in a very pleasant shopping area, which means Walnut Creek, not Dublin, will be getting sales tax revenue from me. IKEA will not be building a destination shopping center anywhere near as pleasant as what is available in Walnut Creek (do not be fooled by the graphics - the ALoft hotel is another example of horrid cheap design and they too had good looking graphics). See attached photos for examples of the pleasant redesign in Walnut Creek and compare that to Persimmon Place. In the attached photos, note the following:

- Free trolley that takes people to downtown Walnut Creek destinations (we could use something like that to connect East and West Dublin)
- Extensive use of pavers, not concrete, for sidewalk material
- Wide, shaded sidewalks
- Attractive building designs (not ALoft or warehouse IKEA-esque designs), but pedestrian scale designs which are all a little different, so it doesn’t get monotonous
- Fountains and large scale planters that are well maintained
- Places to eat outside which are not located directly in front of a parking lot or busy street
- Attractive lighting
- Outward facing design, i.e. it feels pedestrian friendly because there are tree lined sidewalks on either side of a two lane (not 6 lane) street and the shops face the street (unlike Persimmon Place - another strip mall - where the shops face a parking lot, and the loading docks face the street - UGH!!)

I am resending the email I sent over 2 years ago to the city. IKEA’s redesign does little to mitigate any of the issues noted below, and the same issues, with the addition of the traffic issue, remain today. If Dublin is concerned about revenues, then Dublin should be concerned about declining property values, and property tax income if IKEA is built; neighboring cities such as San Ramon, Livermore, Pleasanton etc. are investing in attractive downtown areas which may preferentially attract new residents over Dublin.
Please give us a pleasant downtown area, not IKEA. Most Dublin residents will not be doing a lot of shopping at IKEA, and there is not an annual turnover of students located in Dublin to generate new business for IKEA in Dublin. Moreover, we should not exacerbate the already horrible traffic situation along the 580 corridor.

Dear Mayor Haubert and Dublin City Council Members,

I am writing to express my concerns regarding the proposal to locate an IKEA store on the property opposite Persimmon Place along Martinelli Way. My concerns are as follows:

1. **Sub-optimal use of a public transit (BART) accessible site:** This property is situated within walking distance of BART, and locating an IKEA at this site will limit the potential for using the site for business uses that could better benefit from the proximity to public transit. It is highly unlikely that the majority of IKEA customers will be taking BART to shop for large, heavy IKEA furniture that would be unwieldy to carry back to BART, and then onto BART.

2. **Sub-optimal economic development for the city of Dublin:** The city must begin to consider revenue sources other than housing and retail for its long-term economic development, and the site of the proposed IKEA could be fundamental to achieving this goal.

Key points for using the proposed IKEA site to expand and diversify the economic base for Dublin that extends beyond retail and housing are as follows:

a. Although Dublin has many big box retail stores, it could diversify its economic base further by creating economic incentives for technology and biotech companies to open corporate offices / campuses in Dublin. This site, with its proximity to BART, is ideally located for employees that may reside in cities located to the south and west of Dublin. For residents of Dublin that are currently commuting 1.5+ hours per day one way to the South Bay, to the Peninsula or San Francisco, having technology and biotech companies located in Dublin would eliminate the horrendous commute for many, and improve their quality of life. Dublin residents would also be spending their lunch money here in Dublin, rather than spending it in cities located elsewhere.

b. Company lunches, dinners and catered events could keep meal dollars in Dublin, thereby bringing additional revenue to the city.

c. Reverse commuters may choose to do their shopping and errands in Dublin during their lunch break or after work since so many retail shops are already conveniently located in Dublin, again, another opportunity to expand revenues.
d. Corporate offices could be located adjacent to retail and other business, creating a good flow of foot traffic between retail and corporate offices.

3. **Sub-optimal city identity**: Dublin is currently known as a city without a downtown and has a reputation for poor city planning. A common refrain from residents and planning professionals in the Bay Area with knowledge of Dublin’s city planning process is “whatever you do don’t do what Dublin has done”. The implied message behind this comment is that there is no cohesive planning strategy, and the end result of the planning process is almost always less than desirable. Dublin residents are growing weary of this process. We do not want the city of Dublin to be synonymous with IKEA.

4. **Negative publicity and potential reduction of property values**: Placing an IKEA store in such a prominent location along the freeway, better suited to other transit oriented uses, would only serve to solidify the poor city identity of Dublin. Dublin has already been publicly criticized throughout the Bay Area for its overcrowded school system and the construction of a controversial water park during a drought. Placing an IKEA store at this transit accessible site is not aligned with current needs to address traffic congestion problems throughout the Bay Area, it could exacerbate traffic problems in Dublin, not to mention along the already very crowded 580 corridor.

Mayor Haubert and City Council Members, I strongly encourage you to begin listening to your constituents, and reconsider any thoughts you may have of allowing IKEA to move forward with their proposal to build an IKEA store opposite Martinelli Way.

The citizens of Dublin would like an attractive, pedestrian friendly, pedestrian scale, downtown to give their city a sense of identity they can relate to; the majority do not want IKEA to become synonymous with the city of Dublin.

Best regards,

Leonie Meima
Begin forwarded message:

From: Danielle Diaz <Danielle.Diaz@dublin.ca.gov>
Subject: PUBLIC MEETING NOTICE: IKEA Retail Center Project (PLPA-2016-00016)
Date: August 10, 2018 at 10:17:51 AM PDT
To: Danielle Diaz <Danielle.Diaz@dublin.ca.gov>

CITY OF DUBLIN
NOTICE OF PUBLIC MEETING

City Council
Tuesday, August 21, 2018 at 6:00 p.m.
Council Chambers, 100 Civic Plaza, Dublin

Project Name: IKEA Retail Center Project (PLPA-2016-00016)
Project Description: The City Council will receive a report on the status of the IKEA Retail Center project which is proposed to be developed on the 27.45-acre parcel on the south side of Martinelli Way between Arnold Road and Hacienda Drive. The proposed project is for up 432,099
square feet of commercial uses consisting of a 339,099 IKEA store and a 93,000 square foot retail center. This is an informational item only. No action will be taken or approvals granted for the project at this meeting.

**Project Location:** 5144 and 5344 Martinelli Way - Assessor Parcel Numbers 986-0033-004, 986-0033-005-02, 986-0033-006

You are invited to attend this meeting and provide feedback regarding this project.

**Additional Resources**

[www.dublin.ca.gov/dev](http://www.dublin.ca.gov/dev)

Staff Report for this item will be available on the City's website on the Friday prior to this hearing:

[www.dublin.ca.gov](http://www.dublin.ca.gov)

Amy Million  
(925) 833-6610  
amy.million@dublin.ca.gov

Thank you,

**Danielle Diaz**  
Senior Office Assistant  
City of Dublin  
100 Civic Plaza, Dublin, CA 94568  
(925) 833-6610 | (925) 833-6628 FAX  
danielle.diaz@dublin.ca.gov | [www.dublin.ca.gov](http://www.dublin.ca.gov)

**Mission Statement:** The City of Dublin promotes and supports a high quality of life, ensures a safe and secure environment, and fosters new opportunities.
Greetings City Council

Please Google IKEA American Canyon. The Napa Valley Register has a good photo. Apparently, not all IKEA properties are the gaudy blue and yellow.

While I am strongly opposed to the proposed IKEA, I appreciate the Council’s efforts to improve the proposal. The revised proposal discussed at Tuesday’s meeting is inappropriate for Dublin. The Eastern Dublin Specific Plan states that developments “Along the I-580 corridor ...will convey a high-quality impression (“image”) of Eastern Dublin to travelers”. It also requires “… maintaining an attractive image for the community from the freeway” (page 22). With the proposed design, travelers on I-580 will see a big orange BART lot, a huge gaudy blue and yellow IKEA, and a large red Regal Cinema, all in close proximity. This would be a total clown car appearance and certainly not an attractive image of the community.

The revised design still has the gaudy blue and yellow in the most visible portions of the structure, which could be seen for miles. The gray portion that was discussed at the meeting could easily be repainted blue at a later date. The Eastern Dublin Specific Plan also requires that structures create a “… coherent and harmonious urban environment “ (page 21). The structures must “… provide for the development of a physically coordinated and cohesive community” (page 118). The proposed gaudy blue and yellow structure is not coordinated, cohesive, or harmonious with surrounding structures and so is incompatible with the Eastern Dublin Specific Plan. The buildings within the proposed project are not even cohesive and coordinated with themselves. The design of the proposed IKEA building is not aesthetically compatible with design of the proposal for The Glen.

Most people seem pleased with the design of The Glen. The City Council should insist that IKEA change the proposal so that the IKEA building’s exterior would be constructed with the same materials that would be used in The Glen. An alternative would be to use brick or stone like in the American Canyon building. Brick and stone add more texture and a refined appearance. Such a design would be consistent with the Eastern Dublin Specific Plan. It might even provide Dublin with a classy looking development instead of a huge blue and yellow eyesore.

It is the duty of the City Council to make sure that the development is consistent with the Eastern Dublin Specific Plan. When IKEA purchased the property it had to expect that it would have follow the Plan. Requiring a coherent and harmonious design does not diminish the value of the property and may, in fact, enhance it. If IKEA is permitted to build The Glen, that would represent a windfall for them, because it was not part of the original plan. Requiring such changes is clearly not a “taking”. IKEA would not walk away from the proposed project because no other city in the Tri-Valley would allow an IKEA to be built in their city.

The City Council must be more firm and proactive and inform IKEA that the blue and yellow is not compatible with the Plan. You should also give them guidance on the size of the structure that might be acceptable. While I think IKEA is totally wrong for Dublin, a classy design would go a long way toward reducing community antipathy to the proposed project, with its huge blue and yellow eyesore. I want Dublin to be the best it can be.

Thank you for your consideration.
John Heyer
Placing Ikea in Dublin is a good idea  
But placing Ikea in the MIDDLE of Dublin is a very BAD IDEA

Respectfully,  
Marie-Anne  
Marie-Anne Poudret  
3387 Vittoria Loop  
Dublin, CA 94568  
USA

Le ven. 31 août 2018, à 16 h 10, Danielle Diaz <Danielle.Diaz@dublin.ca.gov> a écrit :

CITY OF DUBLIN

NOTICE OF PUBLIC MEETING

Planning Commission  
Tuesday, September 11, 2018 at 7:00 p.m.  
Council Chambers, 100 Civic Plaza, Dublin

Project Name: IKEA Retail Center Project (PLPA-2016-00016)

Project Description: The Planning Commission will hold a study session for the IKEA Retail Center project. The project is proposed to be developed on the 27.45-acre parcel on the south side of Martinelli Way between Arnold Road and Hacienda Drive. The proposed project is for up 432,099 square feet of commercial uses consisting of an IKEA store and a lifestyle retail center. This is an informational item only. No action will be taken or approvals granted for the project at this meeting.
**Project Location:** 5144 and 5344 Martinelli Way - Assessor Parcel Numbers 986-0033-004, 986-0033-005-02, 986-0033-006

You are invited to attend this meeting and provide feedback regarding this project.

**Additional Resources**

[www.dublin.ca.gov/dev](http://www.dublin.ca.gov/dev)

Staff Report for this item will be available on the City's website on the Friday prior to this hearing:

[www.dublin.ca.gov](http://www.dublin.ca.gov)

Amy Million  
(925) 833-6610  
[amy.million@dublin.ca.gov](mailto:amy.million@dublin.ca.gov)

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**Danielle Díaz**  
Senior Office Assistant  
City of Dublin  
100 Civic Plaza, Dublin, CA 94568
Mission Statement: The City of Dublin promotes and supports a high quality of life, ensures a safe and secure environment, and fosters new opportunities.
Danielle Diaz

From: Bruce Fiedler <bruce.a.fiedler@gmail.com>
Sent: Sunday, September 2, 2018 12:25 PM
To: Danielle Diaz
Subject: IKEA Study Session

Hello Planning Commissioners Bhuthimethee, Mittan, Kothari, Wright and Qureshi,

I will be out of town when you have your next meeting. But I wanted to forward to you a copy of a letter I have previously directed to the City Council as the message there is also appropriate for you. I will check your upcoming agendas to see when this item comes to you again with the hope to join you for that meeting. Council letter follows:

Honorable Mayor, Council Members and Planning Commissioners,

Sometime back I heard about a letter from our neighbors to the south worried about traffic that might be associated with an IKEA in our community. Of course, traffic is the perennial bugaboo, often voiced by persons driving the boulevards and contributing to the congestion.

But in regard to IKEA, I would posit that the coming Costco in Pleasanton might be more of a problem. Not that I am worried about Costco. I have never seen a backup on Canyons Parkway in Livermore nor on Fosteria Way in Danville. Costco in Pleasanton will be okay. IKEA will be okay. The sky will not fall.

But to assuage the minds of those with such concerns, I would suggest three simple measures to alleviate possible problems:

1) Have IKEA open at 1000am, after morning rush hour.

2) Install three left turn lanes leading from the freeway and have Dublin Boulevard become a six lane thoroughfare to handle customers coming from our own community.

3) Let IKEA be primarily a furniture, mattresses, lamps and home goods store that will not necessarily have hordes of holiday shoppers looking for something to wrap up in a bow as might be found down the road at the Outlet Mall.

Since these three things have already been accomplished, I don’t see the problem. Please give this project your unanimous vote. But, with this caveat: Give careful scrutiny to signs.

The golden arches are immediately identified with McDonalds. Costco has a plain red stripe running around their buildings. And IKEA has blue and yellow structures the size of an aircraft carrier. But in the age of smart phones, even a moderately intelligent seven year-old can find out how to get to any store. HUGE signs are not needed. And there is no need to have a banner showing a sofa on an IKEA location any more than Honda dealers need to display a picture of a car.

I know that this deal about signs in Dublin is a preoccupation of mine, but I honestly believe that local ordinances have helped our city gain a little class since the days when King Kong...
ruled the tops of buildings. And shoppers continue to flock to stores with good merchandise and reasonable prices.

Bruce Fiedler
September 11, 2018

SB 343

Senate Bill 343 mandates supplemental materials that have been received by the Community Development Department that relate to an agenda item after the agenda packets have been distributed to the Planning Commission be available to the public. This document is also available in the Community Development Department and the City’s Website.

The attached document was received in the Community Development Department after distribution of the September 11, 2018 Planning Commission meeting agenda packet.
Subject: FW: Draft Environmental Impact Report for IKEA

From: Jeff Baker
Sent: Monday, September 10, 2018 9:55 AM
To: Amy Million <Amy.Million@dublin.ca.gov>
Subject: FW: Draft Environmental Impact Report for IKEA

Dear Amy Million,

I believe that certain factors discussed in the EIR prove that the proposed IKEA would have severe negative impacts on the City of Dublin. These impacts cannot be mitigated.

The EIR discusses significant and unavoidable traffic impacts on local roads and freeways that cannot feasibly be mitigated in some cases.

The EIR projects 9,630 daily trips to IKEA on weekdays and 17,780 trips on Saturdays. No number is given for Sundays but that is also a busy shopping day. The report projects a total of 1,934 trips (in and out) in the peak Saturday hours (3.6-36 and 3.6-37). IKEA would be open from 10:00am to 9:00pm, eleven hours (2-11). If you
divide 17,780 trips by 11 hours, the result is 1616 trips per hour, on average. This means there will be 2,000 (or slightly less in non-peak hours) extra cars in this small area, each hour, during the weekends.

The EIR states that many of the patrons of the proposed IKEA would be drawn from Livermore, Tracy, Manteca, Modesto, possibly Stockton, and cities along the I-680 corridor (3.6-37). These patrons would be coming to Dublin specifically to shop at IKEA and would likely not come otherwise. These additional cars would have a significant adverse impact on Dublin traffic and inconvenience Dublin residents. The proposed IKEA would be on one long block. There is no entrance to that block on the sides facing Hacienda and I-580. The 2,000 cars per hour would all have to use driveways on Martinelli and Arnold. Martinelli is a very short street and cannot hold many cars. These roads are already busy servicing Persimmon Place and Hacienda Crossings. These streets are also used by cars going to BART and the water slide (when it is open). Dublin Blvd. will also have to accommodate the vehicles from the 2,000 new homes going in at Dublin Crossing (4-1) on the former Camp Parks property. Traffic on Dublin Blvd. is already often terrible because of spill over traffic from I-580. The additional traffic will be a nightmare.

The consultant used traffic analysis from local transportation agencies to rate the peak-period traffic impact at segments of the road transportation system ie. highways, on and off ramps, city streets, and intersections controlled by stop lights that would be affected by the proposed IKEA. The reports identifies segments that would have Level of Service (LOS) F ratings indicating “extreme traffic delays”. Many of the most commonly used segments of the Dublin road system are near the proposed IKEA and would have LOS category E and F ratings, if an IKEA is built (3.6-101 and 3.6-102). The freeways would also be affected. Fifteen of nineteen segments of eastbound I-580 would be rated LOS F and several others LOS E at peak-hours (3.6-152 and 3.6-153).

The proposed IKEA would also cause parking nightmares. IKEA is planning 1,026 parking spaces for the store and 568 spaces for the retail/restaurant shops, for a total of 1,594 spaces (2-12). An average of 1,616 cars per hour will be trying to enter and leave IKEA’s parking spaces. Information provided on Google for the Emeryville store (which the EIR uses as a model for the Dublin location) indicates that customers typically spend 45 minutes to two hours in the store. If they visit the others shops and restaurants, their stays will be longer. The parking lot will soon be completely filled. By peak-hours there will be 1,000 cars an hour trying to enter the already full parking facilities. This will surely cause traffic gridlock. Since most of the potential customers will have come a long distance to shop at IKEA, they are not likely to give up. They will try to find a place to park in the already overcrowded Persimmon Place. Some will park at Hacienda Crossings and slow traffic on Hacienda as they used the crosswalks. Others will try to use the BART lot. I do not believe that a public facility should subsidize parking for IKEA.

The EIR states that the project should “Improve the overall visual appearance of the area ...”. The IKEA would be a huge blue and yellow eyesore that does not fit in with other buildings in the community. The building is not even compatible with the additional shops and restaurants proposed. The IKEA structure certainly would not improve the appearance of the area which is a gateway to the city.

These severe negative impacts cannot be mitigated and make the proposed IKEA inappropriate for Dublin.

Thank you for your consideration of my concerns.

John Heyer

Sent from my iPad