



Regular Meeting of the  
**DUBLIN PLANNING COMMISSION**

**Tuesday, April 14, 2026**

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

**REGULAR MEETING 7:00 PM**

Additional Meeting Procedures

Regular Planning Commission Meetings will be livestreamed on the City's website beginning at 7:00 p.m. at [www.dublin.ca.gov/planningmeetings](http://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** - None

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 February 24, 2026, Planning Commission Meeting Minutes**

Draft Minutes of the February 24, 2026, Planning Commission Meeting.

**STAFF RECOMMENDATION:**

Approve the Minutes of the February 24, 2026, Planning Commission Meeting.

[Staff Report](#)

[Attachment 1 - Draft Minutes of the February 24, 2026 Planning Commission Meeting](#)

6. **PUBLIC HEARING**

6.1 **Scarlett Court Vehicle Storage Conditional Use Permit**

The Planning Commission will consider approval of a Conditional Use Permit to establish an automobile/vehicle storage lot for overflow storage of auto inventory for Dublin Hyundai. The proposed use would be within an existing 55,581 square-foot paved/fenced area. The Planning Commission will also consider the project categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities).

**STAFF RECOMMENDATION:**

Conduct the public hearing, deliberate, and adopt the **Resolution** approving a Conditional Use Permit for an automobile/vehicle storage lot on Assessor Parcel Number 941-0550-034-00, located at 6000 Scarlett Court.

[Staff Report](#)

[Attachment 1 - Resolution Approving a Conditional Use Permit for the Scarlett Court Vehicle Storage Project](#)

7. **UNFINISHED BUSINESS** - None

8. **NEW BUSINESS** - None

9. **STAFF AND COMMISSIONER REPORTS**

Brief informational only reports from Planning Commissioners and/or Staff, including reports from Planning Commissioners related to meetings attended at City expense (AB1234).

10. **ADJOURNMENT**

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

If requested, pursuant to Government Code Section 54953.2, this agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12132) (ADA, and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation, please contact the City Clerk's Office (925) 833-6650 at least 72hours 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](http://www.dublin.ca.gov/ccmeetings).

*Mission*

*The City of Dublin promotes and supports a high quality of life, ensures a safe, secure, and sustainable environment, fosters new opportunities, and champions a culture of equity, diversity, and inclusion.*



# STAFF REPORT

Planning Commission

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**DATE:** April 14, 2026

**TO:** Planning Commission

**SUBJECT:** Approval of February 24, 2026, Planning Commission Meeting Minutes  
*Prepared by: Cathy Wells, Senior Office Assistant*

**EXECUTIVE SUMMARY:**

Draft Minutes of the February 24, 2026, Planning Commission Meeting.

**STAFF RECOMMENDATION:**

Approve the Minutes of the February 24, 2026, Planning Commission Meeting.

**DESCRIPTION:**

The Planning Commission will consider approval of the minutes of the February 24, 2026, Regular Planning Commission Meeting.

**ENVIRONMENTAL DETERMINATION:**

None

**NOTICING REQUIREMENTS/PUBLIC OUTREACH:**

The Planning Commission Agenda was posted.

**ATTACHMENTS:**

- 1) Draft Minutes of February 24, 2024 Planning Commission Meeting



# MINUTES OF THE PLANNING COMMISSION OF THE CITY OF DUBLIN

Regular Meeting: February 24, 2026

## REGULAR MEETING 7:00 PM

A Regular Meeting of the Dublin Planning Commission was held on **Tuesday, February 24, 2026**, in the Peter W. Snyder Council Chamber. The meeting was called to order at 7:00 PM, by Planning Commission Chair, Rashid.

### 1) CALL TO ORDER

<b>Attendee Name</b>	<b>Status</b>
Wahida Rashid, Planning Commission Chair	Present
Srinivas Badami, Planning Commissioner	Absent
Guanghui Han, Planning Commissioner	Present
Jaisena Prasath, Planning Commissioner	Present
Margaret Simuro, Planning Commissioner	Present
John Wu, Alternate Planning Commissioner	Absent
Suresh Puli, Alternate Planning Commissioner	Absent

### 2) PLEDGE OF ALLEGIANCE

### 3) PRESENTATIONS

#### 3.1) **Election of Chair and Vice Chair of the Planning Commission**

On a motion from Commissioner Simuro, seconded by Commissioner Prasath and by a vote of 4-0, the Planning Commission elected Wahida Rashid to the position of Planning Commission Chair.

On a motion from Chair Rashid, seconded by Commissioner Prasath and by a vote of 4-0, the Planning Commission elected Maragret Simuro to the position of Planning Commission Vice Chair.

### 4) PUBLIC COMMENT - None

**5) CONSENT CALENDAR**

- 5.1) Approve the December 9, 2025, Planning Commission Special Meeting Minutes.
- 5.2) Government Code Section 65402(a) General Plan Conformity Review – Proposed City of Dublin Property Interest Transfer to Alameda County Flood Control and Water Conservation District (Zone 7) for a Portion of Land Along Alamo Creek within Alamo Creek Park

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

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVED BY:</b>	Margaret Simuro, Vice Chair
<b>SECOND:</b>	Jaisena Prasath, Commissioner
<b>AYES:</b>	Han, Prasath, Simuro, Rashid
<b>ABSENT:</b>	Badami

**5) WRITTEN COMMUNICATION – None**

**6) PUBLIC HEARING**

**6.1) Housing Element Implementation – Zoning Ordinance Amendments (PLPA-004326-2026)**

Kristie Wheeler, Special Projects Manager, gave a presentation and answered questions posed by the Commissioners.

Chair Rashid opened the public hearing.

Upon receiving no public comments, Chair Rashid closed the public hearing.

On a motion by Vice Chair Simuro, seconded by Commissioner Prasath and by unanimous vote, the Planning Commission adopted the Resolution No. 26-02, titled, “Recommending City Council Approval of Amendments to Dublin Municipal Code Chapter 8.08 (Definitions), Chapter 8.12 (Zoning Districts and Permitted Uses of Land), Chapter 8.76 (Off-Street Parking and Loading Regulations) and Chapter 8.116 (Zoning Clearance), and the Addition of Chapter 8.51 (Replacement Housing Requirements) (PLPA-004326-2026)

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVED BY:</b>	Margaret Simuro, Vice Chair
<b>SECOND:</b>	Jaisena Prasath, Commissioner
<b>AYES:</b>	Han, Prasath, Simuro, Rashid
<b>ABSENT:</b>	Badami

7) **UNFINISHED BUSINESS** – None

8) **NEW BUSINESS** – None

9) **OTHER BUSINESS** –

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

10) **ADJOURNMENT**

Chair Rashid adjourned the meeting at 7:30 PM.

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Wahida Rashid  
Planning Commission Chair

**ATTEST:**

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Jennifer Byous  
Community Development Director



# STAFF REPORT

Planning Commission

**DATE:** April 14, 2026  
**TO:** Planning Commission  
**SUBJECT:** Scarlett Court Vehicle Storage Conditional Use Permit (PLPA-004339-2026)  
*Prepared by: Shane Fields, Assistant Planner*

**EXECUTIVE SUMMARY:**

The Planning Commission will consider approval of a Conditional Use Permit to establish an automobile/vehicle storage lot for overflow storage of auto inventory for Dublin Hyundai. The proposed use would be within an existing 55,581 square-foot paved/fenced area. The Planning Commission will also consider the project categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities).

**STAFF RECOMMENDATION:**

Conduct the public hearing, deliberate, and adopt the **Resolution** approving a Conditional Use Permit for an automobile/vehicle storage lot on Assessor Parcel Number 941-0550-034-00, located at 6000 Scarlett Court.

**DESCRIPTION:**

Background

The project site is located on Scarlett Court, just south of the Iron Horse Regional Trail, within the Scarlett Court Overlay Zoning District as shown in Figure 1 below. The Scarlett Court area is an approximately 52-acre industrial district that has developed with multiple light industrial uses with a variety of auto-oriented and outdoor storage uses. The western portion of the 3.4-acre site is developed with the Dublin Security Storage building. Previous site use was Kobolds Landscape Supply which used the eastern portion of the site as a material and landscape storage yard.

The project site is designated Business Park/Industrial and Outdoor Storage in the General Plan and is zoned M-1 Light Industrial and is within the Scarlett Court Overlay Zoning District. Dublin Municipal Code Section 8.08 defines automobile/vehicle storage lot use type as “an establishment providing for the storage of operable automobiles, trucks, recreational vehicles, boats, and trailers and other vehicles determined to be substantially similar. . . .” Pursuant to

DMC Chapter 8.12, automobile/vehicle storage lot requires approval of a Conditional Use Permit (CUP) by the Planning Commission.

Existing Land Use and Zoning

<b>Location</b>	<b>Zoning</b>	<b>General Plan Land Use Designation</b>	<b>Existing Conditions and Improvements</b>
Site	Light Industrial (M-1)	Business Park/Industrial and Outdoor Storage	Fenced off area, with existing building acting as screening on the north side
North	Dublin Crossing Zoning District (DCZD)/Iron Horse Regional Trail	Dublin Crossing	Don Biddle Community Park which is separated from the subject site by Dublin Boulevard and screened from the property by the east abutting parcel in PD ORD. 20-14 and an existing building located on 6050 Dublin Boulevard.
South	Light Industrial (M1)	Business Park/Industrial Outdoor Storage	Dublin Security Storage – a Mini-Storage use type
East	PD ORD. 20-14	Medium/High-Density Residential	A residential development separated from the subject site by Melodia Circle and the Iron Horse Regional Trail and screened from the site by tree screening and the existing on-site building.
West	Light Industrial (M-1)	Business Park/Industrial Outdoor Storage	Quarry Lanes School which is separated from the subject site by existing buildings for Dublin Security Storage – a Mini-Storage use type.

**Figure 1. Project Location**



### Proposed Project

The Applicant, Guy Houston, requests approval of a CUP to operate an automobile/vehicle storage. The proposed automobile/vehicle use would be within an existing 55,581 square-foot paved/fenced area, that was previously occupied by Kobolds Landscape Supply. The proposed automobile/vehicle storage lot would provide for overflow storage of auto inventory for Dublin Hyundai and would store a maximum of 165 vehicles, within the designated lease area, outside of the emergency vehicle access area as shown on sheet 1 of the Project Plans (Attachment 2).

The project does not propose any exterior improvements to the existing building within the lease area and will improve the site by conducting parking lot pavement repairs and restriping. The proposed use would have standard operating hours between 7:00 a.m. and 9:00 p.m., seven days a week. There will be no permanent employees working on site and no other outdoor activities are proposed.

### Analysis

#### *Conditional Use Permit*

The Scarlett Court Overlay Zoning District supports a number of automotive related uses, including B&S Hacienda Autobody, Dublin Hyundai, Dublin Volkswagen, Volvo Cars Dublin, Dublin Mazda, Low Price Auto Glass and Window Tinting, and Ken Harvey's Dublin Honda. Additionally, the Scarlett Court Overlay Zoning District contains U-Haul Moving & Storage of Dublin. The CUP process allows the City to review the operation of the proposed use to ensure that it is consistent with the intent of the M-1 Light Industrial Zoning District, as well as the Scarlett Court Overlay Zoning District and the Scarlett Court Design Guidelines, and enables the City to place conditions of approval on the project to ensure that the operation is compatible with surrounding uses. All activities associated with the proposed use would occur within the designated lease area of the existing lot. Conditions of Approval are included to ensure that the storage of vehicles does not exceed the maximum allowable capacity, emergency vehicles access areas remain clear of vehicles at all times, and there is on-going

compatibility with the site surroundings. To approve a CUP, the Planning Commission must make all required findings specified in DMC Section 8.100.060, as provided in the draft Resolution (Attachment 1). The draft Resolution also includes the project-specific Conditions of Approval that the proposed project must adhere to.

*Parking and Access*

The parking requirement for an automobile/vehicle storage lot, as provided in DMC Chapter 8.76 Off-street Parking and Loading Regulations, requires one space per employee on the largest shift. The Applicant has stated that no permanent employees will work on site and that they will continue to only work out of the Hyundai auto dealership. Therefore, no parking is required at this time. However, staff has proposed a condition requiring parking consistent with DMC Chapter 8.76 if future use will include employees working on this site.

Access to the site is provided by a private service road off Scarlett Court.

**ENVIRONMENTAL DETERMINATION:**

The California Environmental Quality Act (CEQA), together with the State CEQA Guidelines and City of Dublin CEQA Guidelines and Procedures require that certain projects be reviewed for environmental impacts and when applicable, environmental documents be prepared. Staff recommends that the Planning Commission find the project is categorically exempt from the requirements of CEQA in accordance with CEQA Guidelines Section 15301 (Existing Facilities) because the project involves no expansion of existing buildings and all use-related activities would be limited to the existing paved lot.

**REVIEW BY APPLICABLE DEPARTMENT AND AGENCIES**

The Building and Safety Division, Public Works Department, and Fire Prevention Bureau reviewed the proposed project and recommended Conditions of Approval to ensure that the project is established in compliance with all local ordinances and regulations. Conditions of Approval from these departments and agencies have been included in the attached Resolution (Attachment 1).

**CONSISTENCY WITH THE GENERAL PLAN, SCARLETT COURT DESIGN GUIDELINES, AND ZONING ORDINANCE**

The proposed automobile/vehicle storage lot is consistent with the General Plan land use designation of Business Park/Industrial Outdoor Storage, which allows non-retail businesses that do not involve heavy trucking or generate nuisances due to emissions or noise. Furthermore, pursuant to Dublin Municipal Code Section 8.12.050 (Permitted and Conditionally Permitted Land Uses) an automobile/vehicle storage lot is a conditionally permitted land use in the M-1 Light Industrial Zoning District. The proposed use is consistent with the General Plan and Zoning Ordinance because an automobile/vehicle storage lot is compatible with the surrounding industrial uses, and it meets all the development regulations and performance standards established for the zoning district in which it is located. The proposed use is consistent with the Scarlett Court Design Guidelines because the outdoor vehicle storage area

shall be located behind an existing building away from the views of neighboring residential parcels.

**NOTICING REQUIREMENTS/PUBLIC OUTREACH:**

In accordance with State law, a Notice of Public Hearing was mailed to all property owners and occupants within a 300-foot radius of the proposed project. The Notice of Public Hearing was also published in the *East Bay Times*. Additionally, the Planning Commission Agenda and the Staff Report for this public hearing was posted on the City's website.

**ATTACHMENTS:**

- 1) Resolution Approving a Conditional Use Permit for the Scarlett Court Vehicle Storage Project
- 2) Exhibit A to Attachment 1 – Project Plans dated March 12, 2026

**RESOLUTION NO. 26 – XX****A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF DUBLIN****APPROVING A CONDITIONAL USE PERMIT FOR THE  
SCARLETT COURT VEHICLE STORAGE PROJECT  
(APN 941-0550-034-00)  
PLPA-004339-2026**

**WHEREAS**, the Applicant, Guy Houston, requests approval of a Conditional Use Permit for an automobile/vehicle storage lot for overflow storage of auto inventory for Dublin Hyundai; and

**WHEREAS**, the project is located at 6000 Scarlett Court, south of the Iron Horse Regional Trail, and the proposed storage lot would be located within a portion of an existing 3.4-acre multi-tenant parcel (APN 941-0550-034-00); and

**WHEREAS**, the project site has a General Plan land use designation of Business Park/Industrial and Outdoor Storage and is located within the M-1 Light Industrial zoning district and within the Scarlett Court Overlay Zoning District; and

**WHEREAS**, pursuant to Dublin Municipal Code (DMC) Chapter 8.12, an automobile/vehicle storage lot in the M-1 Light Industrial zoning district requires approval of a Conditional Use Permit by the Planning Commission; and

**WHEREAS**, the DMC Section 8.08 defines automobile/vehicle storage lot use type as an establishment providing for the storage of operable automobiles, trucks, recreational vehicles, boats, and trailers and other vehicles determined to be substantially similar; and

**WHEREAS**, the project does not propose any exterior changes to the site or buildings and will improve the site by conducting parking lot pavement repairs and restriping; and

**WHEREAS**, the California Environmental Quality Act (CEQA), together with State CEQA Guidelines and City of Dublin CEQA Guidelines and Procedures require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

**WHEREAS**, the project is categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities) because the project involves no expansion of the existing building and all use-related activities would be limited to the existing paved lot; and

**WHEREAS**, a Staff Report was submitted to the City of Dublin Planning Commission recommending approval of the Conditional Use Permit request; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on said application on April 14, 2026; and

**WHEREAS**, proper notice of said hearing was given in all respects as required by law; and

**WHEREAS**, the Planning Commission did hear and consider all said reports, recommendations and testimony herein above set forth and used its independent judgement to evaluate the project.

**NOW, THEREFORE, BE IT RESOLVED** that the City of Dublin Planning Commission does hereby make the following findings and determinations regarding the Conditional Use Permit, pursuant to DMC Section 8.100.060 and incorporate the findings for the Scarlett Court Overlay Zoning District pursuant to DMC Section 8.34.070:

- A. *The proposed use and related structures is compatible with other land uses, transportation and service facilities in the vicinity because :* 1) the project is located within an existing parcel that is developed with storage related uses, and the project will be compatible with the surrounding area because the development is designed with respect to the adjacent properties which are designated for light industrial uses; 3) the proposed use would be located within an existing industrial lot; 4) the project site is accessible from a private service road and provides sufficient vehicle access and parking; and 5) the Conditions of Approval shall limit the number of cars that can be stored on site to 165, restrict noise and nuisance around the project site, ensure ongoing compliance with parking standards, and ensure ongoing compatibility with the surrounding uses.
- B. *It will not adversely affect the health or safety of persons residing or working in the vicinity, or be detrimental to public health, safety and welfare because:* 1) all activities associated with the proposed use will take place on an existing lot; 2) the project will conform to all applicable Dublin Municipal Code regulations, State Building and Safety Code, and all other applicable local, state, and federal regulations; and 3) the Conditions of Approval ensure ongoing compatibility with the project site's surroundings.
- C. *It will not be injurious to property or improvements in the neighborhood because:* 1) the project is located on a site developed for industrial uses; 2) the proposed use is consistent with surrounding uses as well as other use types allowed in the M-1 Light Industrial zoning district; and 3) the Conditions of Approval shall regulate activities to minimize the risk of nuisance to existing and surrounding businesses.
- D. *There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use and related structures would not be determinantal to the public health, safety, and welfare because:* the proposed use is located within an existing lot that is served by existing public utilities, services, and infrastructure.
- E. *The subject site is physically suitable for the type, density, and intensity of the use and related structures being proposed because:* 1) the project is located on a site that is developed with industrial uses; 2) the proposed use is consistent with other surrounding uses; and 3) the proposed use is permitted in the M-1 Light Industrial zoning district, subject to the approval of a Conditional Use Permit by the Planning Commission.
- F. *It will not be contrary to the specific intent clauses, development regulations, or performance standards established for the zoning district in which it is located because:* 1) the proposed use is located in the M-1 Light Industrial zoning district regulated by the Dublin Municipal Code Chapter 8.12, which conditionally permits an automobile/vehicle storage lot; 2) all activities associated with the use would occur within the designated lease area; 3) the storage lot will be fenced off from the adjacent storage use on site, and therefore potential adverse impacts on adjacent uses and properties are not expected; and 4) the proposed use will occupy the easterly portion of an existing industrial lot on a fully developed site.
- G. *It is consistent with the Dublin General Plan and with any applicable Specific Plans and design guidelines because:* the General Plan land use designation is Business Park/Industrial and Outdoor Storage, which allows non-retail businesses that do not involve heavy trucking or generate nuisances due to emissions or noise; 2) the design of the parking lot is consistent with

the adopted Scarlett Court Design Guidelines because the outdoor vehicle storage area shall be located behind an existing building away from the views of neighboring residential parcels; 3) pursuant to Dublin Municipal Code Section 8.12.050 (Permitted and Conditionally Permitted Land Uses) an automobile/vehicle storage lot is a conditionally permitted land use in the M-1 Light Industrial Zoning District; and 4) the proposed use is consistent with the General Plan and Zoning Ordinance in that an automobile/vehicle storage lot is compatible with the surrounding industrial uses, and it meets all the development regulations and performance standards established for the zoning district in which it is located.

**BE IT FURTHER RESOLVED** that the City of Dublin Planning Commission does hereby approve a Conditional Use Permit for the establishment and operation of an automobile/vehicle storage lot at 6000 Scarlett Court, as shown on the project plans included as **Exhibit A** subject to the following conditions:

Scarlett Court Vehicle Storage CUP (PLPA-004339-2026)

**CONDITIONS OF APPROVAL**

Unless stated otherwise, all Conditions of Approval shall be complied with prior to the issuance of building permits or establishment of use and shall be subject to Planning Department review and approval. The following codes represent those departments/agencies responsible for monitoring compliance of the conditions of approval: [PL] Planning, [B] Building, [PW] Public Works, [ADM] Administration/City Attorney.

No.	CONDITIONS OF APPROVAL	Responsible Agency	Required Prior To:
<b>GENERAL</b>			
1.	<b>Approval.</b> This Conditional Use Permit (CUP) approval allows for an Automobile Vehicle/Storage Lot use for overflow storage of auto inventory for an established local automobile/vehicle sales dealership, located at 6000 Scarlett Court, PLPA-004339-2026. This approval shall be as generally depicted and indicated on the plans attached as <b>Exhibit A</b> prepared by RJA consisting of 2 sheets dated March 12, 2026, and other plans, text and diagrams related to this approval, stamped approved and on file in the Community Development Department, except as modified by the following Conditions of Approval.	PL	On-going
2.	<b>Effective Date.</b> This CUP approval becomes effective 10 days following action by the Planning Commission unless appealed before that time in accordance with the Dublin Zoning Ordinance.	PL	On-going
3.	<b>Permit Expiration.</b> Construction or use shall commence within one (1) year of Permit approval, or the Permit shall lapse and become null and void. If there is a dispute as to whether the CUP has expired, the City may hold a noticed public hearing to determine the matter. Such a	PL	One Year After Effective Date

No.	CONDITIONS OF APPROVAL	Responsible Agency	Required Prior To:
	determination may be processed concurrently with revocation proceedings in appropriate circumstances. If the CUP expires, the applicant must file a new application, which shall be processed according to the requirements of the Zoning Ordinance.		
4.	<b>Time Extension.</b> The Director of Community Development may, upon the Applicant's written request for an extension of approval prior to expiration, and upon the determination that any Conditions of Approval remain adequate to assure that applicable findings of approval will continue to be met, grant a time extension of approval for a period not to exceed 12 months. The Director of Community Development may grant a maximum of two extensions of approval, and additional extensions may be granted by the original decision maker.	PL	Prior to Expiration Date
5.	<b>Modifications.</b> Minor modifications or changes to this Conditional Use Permit may be considered by the Community Development Director, if the modifications or changes proposed comply with Dublin Municipal Code Section 8.100.080.A. All other amendments are subject to 8.100.080.B.	PL	On-going
6.	<b>Revocation of Permit.</b> This CUP approval shall be revocable for cause in accordance with the Dublin Municipal Code (DMC) Section 8.96.020.I. Any violation of the terms or conditions of this permit shall be subject to citation.	PL	On-going
7.	<b>Requirements and Standard Conditions.</b> Applicant shall comply with applicable City of Dublin Fire Prevention Bureau, Dublin Public Works Department, Dublin Building and Safety Division, Dublin Police Services, Alameda County Flood Control and Water Conservation District (Zone 7), and the Dublin San Ramon Services District requirements and standard conditions.	Various	Building Permit Issuance
8.	<b>Fees.</b> Applicant/Developer shall pay all applicable fees in effect, including, but not limited to, Planning fees, Building fees, Traffic Impact Fees, Tri-Velley Transportation Development (TVTD) fees, Dublin San Ramon Services District fees, Public Facilities fees, Dublin Unified School District School Impact fees (per agreement between Developer and School District), Fire Facilities Impact fees, Noise Mitigation fees, Inclusionary Housing In-Lieu fees, Alameda County Flood and Water Conservation District	Various	Building Permit Issuance

No.	CONDITIONS OF APPROVAL	Responsible Agency	Required Prior To:
	(Zone 7) Drainage and Water Connection fees; or any other fee that may be adopted and applicable.		
9.	<b>Indemnification.</b> The Developer shall defend, indemnify, and hold harmless the City of Dublin and its agents, officers, and employees from any claim, action, or proceeding against the City of Dublin or its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Dublin or its advisory agency, appeal board, Planning Commission, City Council, Community Development Director, Zoning Administrator, or any other department, committee, or agency of the City to the extent such actions are brought within the time period required by Government Code Section 66499.37 or other applicable law; provided, however, that The Developer's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying The Developer of any said claim, action, or proceeding and the City's full cooperation in the defense of such actions or proceedings.	ADM	On-going
10.	<b>Clarifications to the Conditions of Approval.</b> In the event that there needs to be clarification to the Conditions of Approval, the Community Development Director has the authority to clarify the intent of these Conditions of Approval to the Applicant without going to a public hearing. The Community Development Director also has the authority to make minor modifications to these Conditions of Approval without going to a public hearing in order for the Applicant to fulfill needed improvements or mitigations resulting from impacts to this project.	Various	On-going
11.	<b>Controlling Activities.</b> The Applicant/Developer shall control all activities on the project site so as not to create a nuisance to existing/surrounding businesses and/or residences.	PL	On-going
12.	<b>Clean-up.</b> The Applicant/Developer shall be responsible for clean-up and disposal of project related trash to maintain a safe, clean, and litter-free site.	PL	On-going
13.	<b>Property Maintenance.</b> The Applicant/Developer and property owner shall be responsible for maintaining the site in a clean and litter free condition during construction and through completion. Per the City of Dublin Non-	PL	On-going

No.	CONDITIONS OF APPROVAL	Responsible Agency	Required Prior To:
	Residential Property Maintenance Ordinance, DMC Section 5.64.050, the Applicant/ Property Owner shall maintain the building, site and all signage in good condition and shall keep the site clear of trash, debris and graffiti vandalism on a regular and continuous basis.		
14.	<b>Compliance.</b> Applicant shall operate this use in compliance with the Conditions of Approval of this CUP, the approved plans, and the regulations established in the Dublin Municipal Code. Any violation of the terms or Conditions specified may be subject to enforcement action.	PL	On-going
15.	<b>Annual Review.</b> On an annual basis, this Conditional Use Permit approval may be subject to a review by the Community Development Director to determine compliance with the Conditions of Approval.	PL	On-going
16.	<b>Parking.</b> If in the future the use will have employees working from this site, the use shall provide parking in compliance with DMC Chapter 8.76 and provide 1 parking space per employee on the largest shift.	PL	On-going
17.	<p><b>Automobile Storage.</b> The maximum number of vehicles allowed to be stored on site shall not exceed 165 vehicles at any given time.</p> <p>Vehicles shall not be parked within the drive aisle/emergency vehicle access area (EVAE) of the site. The EVAE shall remain clear of vehicles at all times.</p> <p>Vehicle storage is limited to one dealership at a time. Storing vehicles for multiple dealerships or other businesses requires a permit modification.</p>	PL	On-going
<b>BUILDING CONDITIONS</b>			
18.	<b>Building Permits.</b> Complete the current ongoing Building Permit Application (BLDG-010686-2026) for the asphalt repair and resurfacing at the site.	B	Issuance of Building Permits.
<b>PUBLIC WORKS – GENERAL CONDITIONS</b>			
19.	Applicant shall comply with the City of Dublin Public Works Standard Conditions of Approval contained below (“Standard Condition”) unless specifically modified by Project Specific Conditions of Approval below.	PW	On-going
20.	Applicant shall comply with the City of Dublin Title 7 Public Works Ordinance, which includes the Grading Ordinance, the City of Dublin Public	PW	On-going

No.	CONDITIONS OF APPROVAL	Responsible Agency	Required Prior To:
	Works Standards and Policies, and all building and fire codes and ordinances in effect at the time of building permit		
<b>PUBLIC WORKS – PERMITS</b>			
21.	Applicant shall obtain an Encroachment Permit from the Public Works Department for all construction activity within the public right-of-way of any street where the City has accepted the street right of way.	PW	Building Permit Issuance
<b>PUBLIC WORKS – SUBMITTALS</b>			
22.	All submittals of plans shall comply with the current City of Dublin Public Works and industry standards.	PW	Building Permit Issuance
23.	Applicant will be responsible for submittals and reviews to obtain the approvals of all participating non-City agencies, e.g. The Alameda County Fire Department and the Dublin San Ramon Services District.	PW	Building Permit Issuance
24.	Applicant shall show proposed drainage information on the plan by adding arrows, slopes, and flow lines consistent with the requirements of the Building Code.	PW	Building Permit Issuance
<b>PUBLIC WORKS – EASEMENTS AND ACCESS RIGHTS</b>			
25.	Applicant shall show the type and dimension of all existing easements affecting the property on the plan.	PW	Building Permit Issuance
26.	The Applicant/Developer shall dedicate Emergency Vehicle Access Easements (EVAE) over the clear pavement width of all drive aisles as required by the Alameda County Fire Department and City Engineer.	PW	Building Permit Issuance
<b>PUBLIC WORKS – IMPROVEMENTS</b>			
27.	Existing public improvements that are damaged by the project construction as determined by the PW inspector shall be repaired or replaced at the expense of the applicant. An encroachment permit is required for all work in the public right of way.	PW	Project Final
28.	All storm drain inlets must be marked with storm drain medallions that read: “No dumping, drains to creek” and use the following color scheme: <ul style="list-style-type: none"> <li>• Public SDIs: blue medallions.</li> <li>• Public SDIs with installed trash capture devices: yellow medallions.</li> <li>• Private streets SDIs: black medallions with the name of the development.</li> </ul>	PW	Project Final

No.	CONDITIONS OF APPROVAL	Responsible Agency	Required Prior To:
	<ul style="list-style-type: none"> <li>Public Green Stormwater Infrastructure facilities: green medallions with asset identification number and the wording “stormwater treatment measure.”</li> </ul> Details and notes for each medallion shall be shown on the building permit plans. Standard blue medallions may be purchased from the Public Work Department.		
29.	Consistent with Provision C.3 of the Municipal Regional Stormwater NPDES Permit (MRP) Order No. R2-2022-0018, the Applicant/Developer shall submit documentation including construction drawings demonstrating all stormwater treatment measures and hydromodification requirements as applicable are met if the project pavement repair limits increase from the current proposal.	PW/ESD	Grading Permit Issuance
<b>PUBLIC WORKS – CONSTRUCTION</b>			
30.	The Erosion and Sediment Control Plan shall be implemented between October 1st and April 30th unless otherwise allowed in writing by the City Engineer.	PW	On-going as needed
31.	Applicant shall prepare a plan for construction traffic interface with public traffic on any existing public street. Construction traffic and parking may be subject to specific requirements by the City Engineer.	PW	Start of Construction Implementation, and On-going as needed
32.	Applicant shall be responsible for watering or other dust-palliative measures to control dust as conditions warrant or as directed by the City Engineer.	PW	Start of Construction; Implementation On-going as needed
<b>PUBLIC WORKS – NPDES</b>			
33.	The applicant shall include the Construction Phase Stormwater BMPs to the building plans, which can be found on the City website at the following address: <a href="https://dublin.ca.gov/DocumentCenter/View/13536/Construction-BMPs-2016-Dublin?bidId=">https://dublin.ca.gov/DocumentCenter/View/13536/Construction-BMPs-2016-Dublin?bidId=</a>	PW	Building Permit Issuance

**PASSED, APPROVED AND ADOPTED BY** the Planning Commission of the City of Dublin, on this 14<sup>th</sup> day of April 2026 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

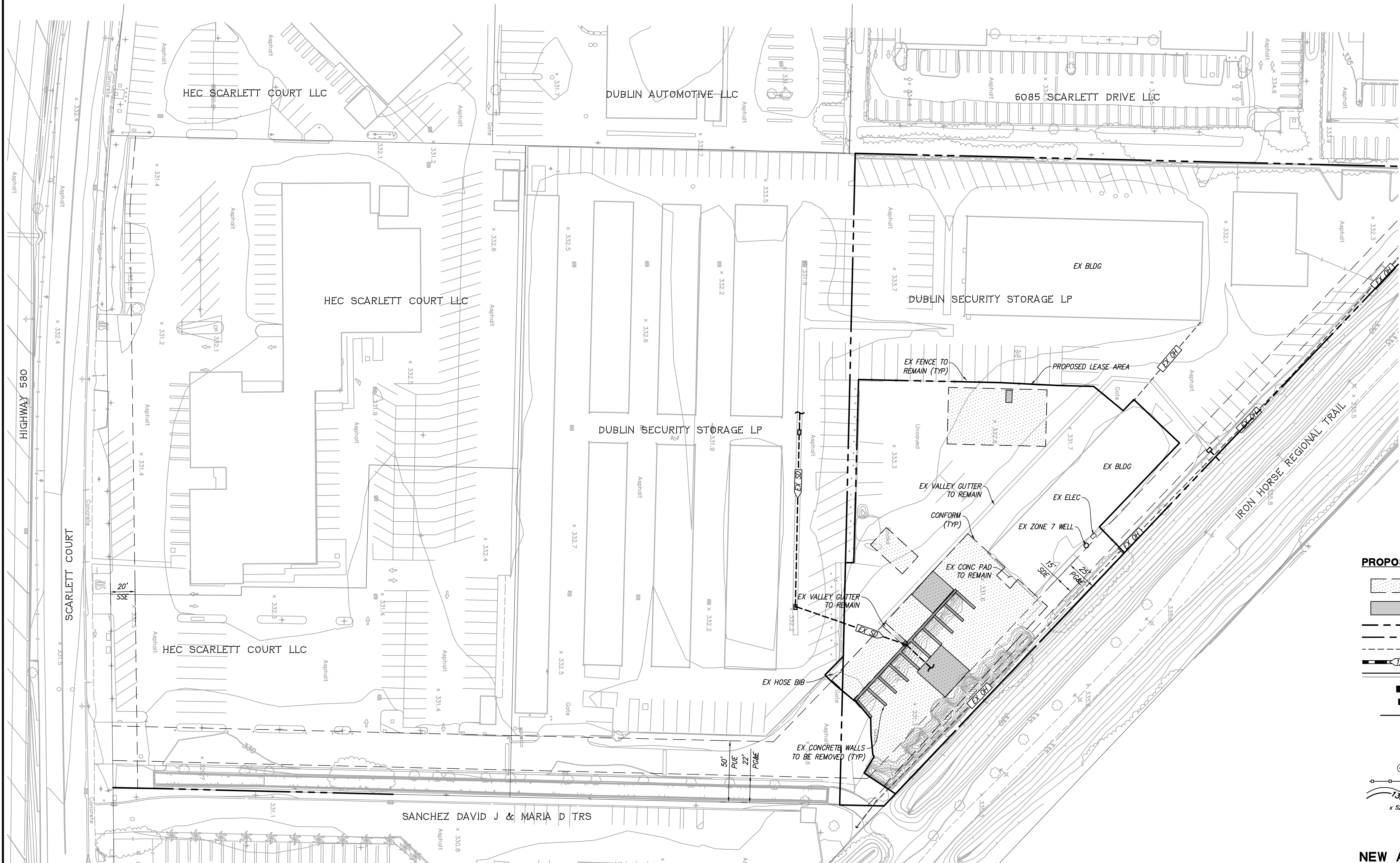
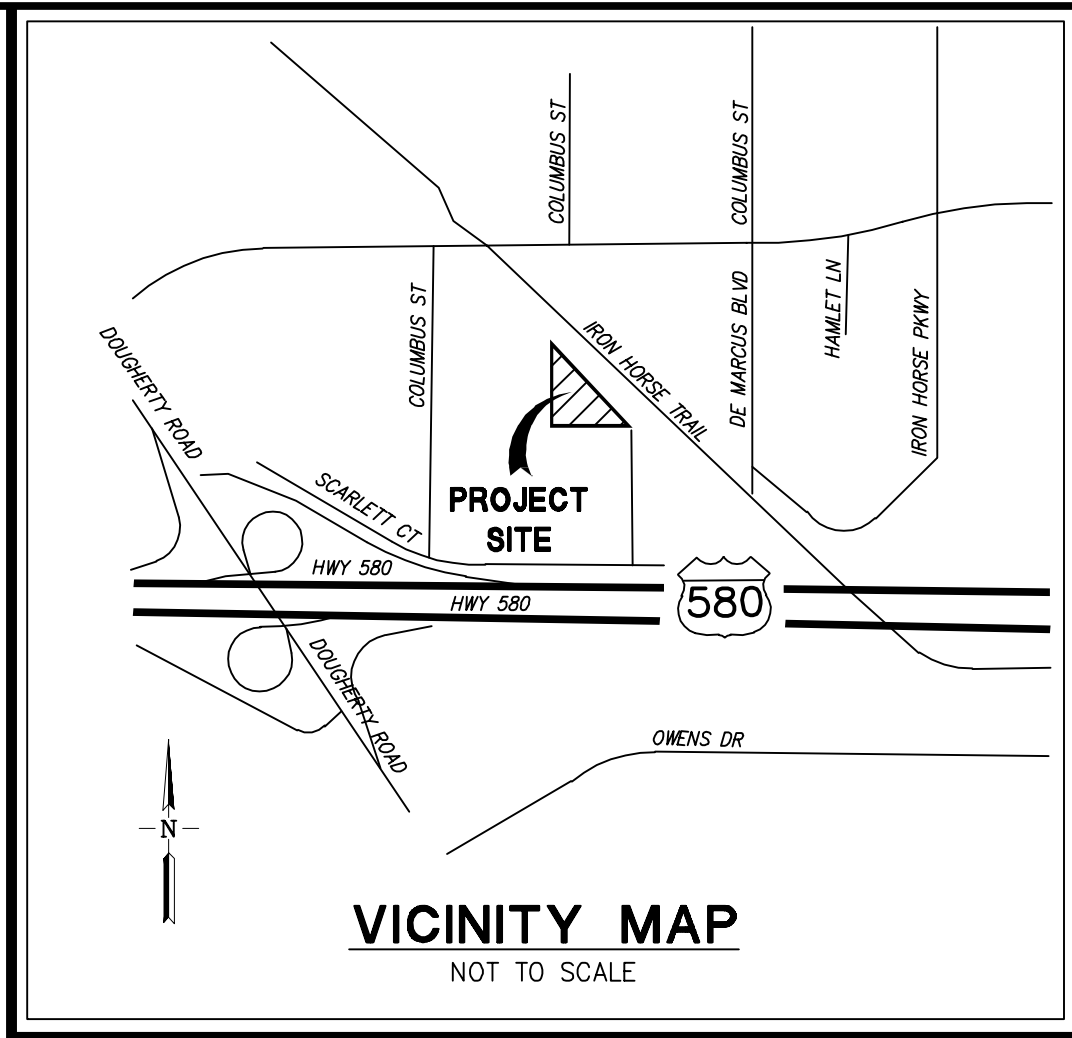
**ATTEST:**

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Planning Commission Chair

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Planning Manager



PROPOSED	DESCRIPTION	EXISTING
	GRIND AND OVERLAY	
	NEW AC PAVEMENT & DEEPLUFF REPAIR	
	TRACT BOUNDARY	
	RIGHT OF WAY	
	EASEMENT LINE	
	STORM DRAIN	
	CURB & GUTTER	
	STORM WATER INLET	
	DROP INLET	
	WATER SERVICE WITH METER BOX	
	HOSE BIB	
	SINGLE ARM STREET LIGHT	
	POST TOP LIGHT	
	MONUMENT	
	FENCE	
	CONTOUR ELEVATIONS	
	SPOT ELEVATION	

**NEW AC PAV:** 1,540 SF  
**EX WALL DEMO:** 640 SF  
**TOTAL DISTURBED AREA:** 2,180 SF

## LIMIT OF WORK PLAN HYUNDAI OVERFLOW PARKING

6055 SCARLETT COURT  
CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA 94568  
FOR: GUY HOUSTON

**RJA**  
**RUGGERI-JENSEN-AZAR**  
 ENGINEERS • PLANNERS • SURVEYORS  
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
 PHONE: (925) 227-9100 FAX: (925) 227-9300

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**KEYNOTE LEGEND**

① 4" WHITE STRIPE PAINT

② THE WORDS "NO PARKING-FIRE LANE" SHALL BE PAINTED IN MINIMUM 4" HEIGHT LETTERS IN WHITE PAINT.

**PROPOSED STRIPING & FIRE ACCESS PLAN**  
**HYUNDAI OVERFLOW PARKING**

6055 SCARLETT COURT  
 CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA 94568  
 FOR: GUY HOUSTON

**RJA**  
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