



COMMUNITY DEVELOPMENT DEPARTMENT Zoning Administrator Public Hearing

Civic Center
First Floor, CDD Conference Room
100 Civic Plaza, Dublin

May 13, 2025
2:00 pm

AGENDA

1.1 PUBLIC HEARING: ROC Auto Repair CUP (PLPA-004075-2024)

EXECUTIVE SUMMARY:

The Applicant, Kham Angkham, operator of ROC Auto Repair, is requesting approval of a Conditional Use Permit to establish an automobile/vehicle repair and service use at 6886 Village Parkway. The proposed use would be within an existing 2,500 square-foot tenant space within a 23,770-square-foot, multi-tenant, commercial building. The Zoning Administrator will also consider a categorical exemption from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities).

RECOMMENDATION:

Conduct the public hearing, deliberate, and adopt the **Resolution** Approving a Conditional Use Permit to Allow the Establishment of an Auto Service/Sales Use at 6886 Village Parkway.



Agenda Item

STAFF REPORT

Zoning Administrator

DATE: May 13, 2025

TO: Zoning Administrator

SUBJECT: ROC Auto Repair – Conditional Use Permit (PLPA-004075-2025)

Prepared by: Christine Begin, Assistant Planner

EXECUTIVE SUMMARY:

The Applicant, Kham Angkham, operator of ROC Auto Repair, is requesting approval of a Conditional Use Permit to establish an automobile/vehicle repair and service use at 6886 Village Parkway. The proposed use would be within an existing 2,500 square-foot tenant space within a 23,770-square-foot, multi-tenant, commercial building. The Zoning Administrator will also consider a categorical exemption 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 to Allow the Establishment of an Auto Service/Sales Use at 6886 Village Parkway.

DESCRIPTION:

Background

As shown on the vicinity map below (Figure 1), the project site is located on Village Parkway and is developed with an existing multi-tenant commercial building. The site has a General Plan land use designation of Downtown Dublin – Village Parkway District and is located within the Downtown Dublin zoning district. Access to the site is provided by an existing driveway on the west side of Village Parkway. The project site is approximately 48,000 square feet and contains a one-story, 23,770-square-foot commercial building. Pursuant to the Downtown Dublin Specific Plan (DDSP), Auto Services/Sales uses, such as the one proposed, require approval of a Conditional Use Permit (CUP) by the Zoning Administrator.

Figure 1. Vicinity Map



Proposed Project

As set out on the Project Plans (Attachment 2), ROC Auto Repair requests approval of a CUP to establish an automobile/vehicle repair and service use within an existing multi-tenant commercial building. The repair and service use would be conducted within a 2,500-square-foot tenant space at 6886 Village Parkway, which was historically occupied by automobile/vehicle service and repair uses such as Bill's Auto & Truck Service, Bay Luxury Autos, and Dublin Transmission Specialists. The other automobile/vehicle service and repair uses were also located in different tenant spaces within the building. The proposed use would include engine and mechanical repair and other substantially similar repairs or services. The project does not propose any interior or exterior improvements to the existing building or site. Additionally, no outdoor activities are proposed, and service vehicles would be stored within the building. The proposed use would operate between the hours of 9:00 a.m. and 6:00 p.m., Monday through Saturday. The typical number of employees is not expected to exceed three.

Analysis

Conditional Use Permit (CUP)

One of the guiding principles of the Downtown Dublin - Village Parkway District is to continue to support a diverse mix of complementary land uses along Village Parkway. As noted above, the proposed project requires approval of a CUP by the Zoning Administrator. 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 Downtown Dublin Specific Plan and enables the City to place conditions of approval on the project to ensure that the operating characteristics are compatible with surrounding uses. All activities associated with the proposed use would occur within the existing building and the proposed use is similar to other uses in the immediate vicinity; therefore, potential adverse impacts on adjacent uses and properties are not expected. To approve a CUP, the Zoning Administrator must make the required findings specified in Dublin Municipal Code (DMC) Section 8.100.060, as provided in the draft Resolution and subject to the project-specific conditions of approval (refer to Attachment 1).

Parking

Commercial uses occupying existing buildings in the Village Parkway District are not subject to parking requirements. Additionally, the Downtown Dublin Specific Plan discourages excessive surface parking.

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 Zoning Administrator find the project categorically exempt from the requirements of CEQA in accordance with CEQA Guidelines Section 15301 (Existing Facilities) because the project involves no expansion of the existing building, and all use-related activities would be located within the existing building.

CONSISTENCY WITH GENERAL PLAN AND ZONING ORDINANCE:

The project site has a General Plan land use designation of Downtown Dublin – Village Parkway District and is located within the Downtown Dublin zoning district. The project is consistent with the General Plan and Zoning Ordinance in that automobile/vehicle repair and service uses are conditionally permitted.

REVIEW BY APPLICABLE DEPARTMENT AND AGENCIES:

The Building and Safety Division, Public Works Department, Dublin San Ramon Services District 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.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

In accordance with State law, a public notice was mailed to all property owners and occupants

within a 300-foot radius of the proposed project. The Public Notice was also published in the *East Bay Times*. Additionally, the Zoning Administrator Agenda and the Staff Report for this public hearing was made available on the City's website.

ATTACHMENTS:

- 1) Resolution Approving a Conditional Use Permit to Allow the Establishment of an Auto Service/Sales Use at 6886 Village Parkway
- 2) Exhibit A to the Resolution – Project Plans

RESOLUTION NO. 25-xx

A RESOLUTION OF THE ZONING ADMINISTRATOR
OF THE CITY OF DUBLIN

APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE ESTABLISHMENT OF AN AUTO
SERVICE/SALES USE AT 6886 VILLAGE PARKWAY
(APN 941-0210-009-00)
PLPA-004075-2024

WHEREAS, the Applicant, Kham Angkham, representing ROC Auto Repair, is requesting approval of a Conditional Use Permit to allow the establishment of an automobile/vehicle repair and service use at 6886 Village Parkway; and

WHEREAS, the project site has a General Plan land use designation of Downtown Dublin – Village Parkway District and is located within the Downtown Dublin zoning district; and

WHEREAS, the Downtown Dublin Specific Plan defines Auto Service/Sales as “Any establishment that generates income from repairing, servicing, and/or sales of vehicles. Auto service businesses may also generate secondary income from retail sales that are related to the auto service. Such uses include auto repair and body shops, service centers, auto dealerships, auto rentals, car washes, and gas stations. Vehicle manufacturing, tow yards, and junk yards are prohibited.;” and

WHEREAS, pursuant to the Downtown Dublin Specific Plan, auto service use requires approval of a Conditional Use Permit (CUP) by the Zoning Administrator; and

WHEREAS, the use would be located within an existing 23,700-square-foot, multi-tenant, commercial building; and

WHEREAS, the project does not propose any interior or exterior changes to the site or tenant spaces; and

WHEREAS, the California Environmental Quality Act (CEQA), together with the State 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 exempt from the requirements of CEQA 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 located within the existing building; and

WHEREAS, the Zoning Administrator held a duly noticed public hearing on May 13, 2025, during which all interested persons had the opportunity to be heard; and

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

WHEREAS, the Zoning Administrator did hear and consider all reports, recommendations, and testimony hereinabove and set forth above and used independent judgment to evaluate the project.

NOW, THEREFORE, BE IT RESOLVED that the City of Dublin Zoning Administrator does hereby make the following findings and determinations regarding the Conditional Use Permit for an automobile/vehicle repair and service use:

- A. ***The proposed use and related structures are compatible with other land uses, transportation and service facilities in the vicinity in that:*** 1) the project is located on a parcel that is developed with general commercial uses, and automobile/vehicle repair and service use is a permitted use, subject to approval of a conditional use permit by the Zoning Administrator; 2) the proposed use would be located within an existing commercial building on a fully improved site; 3) the project site is accessible from Village Parkway and provides vehicular access with a sufficient number of parking spaces to meet the uses' needs; and 4) conditions of approval are included to limit outdoor activity, restrict noise and nuisance around the project site, and ensure on-going compatibility with the site surroundings.
- B. ***It will not adversely affect the health or safety of persons residing or working in the vicinity, or be detrimental to the public health, safety and welfare in that:*** 1) all activities associated with the proposed use will take place indoors; 2) the project will conform to all applicable regulations contained in the Downtown Dublin Specific Plan and Dublin Municipal Code; and 3) Conditions of Approval are included to ensure on-going compatibility with the site's surroundings.
- C. ***It will not be injurious to property or improvements in the neighborhood in that:*** 1) the project is located on a site developed for commercial uses; 2) the proposed use is consistent with immediately adjacent uses as well as other use types allowed in the Downtown Dublin zoning district; and 3) a condition of approval is included to ensure that all activities are conducted indoors.
- 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 detrimental to the public health, safety, and welfare in that:*** 1) the proposed use is located within an existing building that is served by existing public utilities, services, and infrastructure; and 2) a Condition of Approval is included to ensure that all activities are conducted indoors.
- E. ***The subject site is physically suitable for the type, density and intensity of the use and related structures being proposed in that:*** 1) the project is located on a site that is developed with commercial uses; 2) the proposed use is consistent with other adjacent uses, which include similar automobile repair and services uses, , the proposed number of staff, size of the tenant spaces, and scope of services will naturally limit the intensity of the use; and 4) the proposed use is permitted in the Downtown Dublin zoning district, subject to the approval of a conditional use permit by the Zoning Administrator.
- 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 in that:*** 1) the proposed use

will be located in the Downtown Dublin zoning district, which conditionally permits the use; 2) all activities associated with the proposed use will take place indoors; and 3) the proposed use will occupy portions of an existing commercial building on a fully developed site.

G. *It is consistent with the Dublin General Plan and with any applicable Specific Plans in that:* 1) the General Plan land use designation is Downtown Dublin – Village Parkway District, which allows a range of commercial uses including automobile/vehicle repair and service uses; and 2) the proposed use is permitted the Downtown Dublin zoning district and in the Village District of the Downtown Dublin Specific Plan, subject to approval of a conditional use permit by the Zoning Administrator.

BE IT FURTHER RESOLVED that the Zoning Administrator of the City of Dublin does hereby approve a conditional use permit for the establishment and operation of an automobile/vehicle repair and service use at 6886 Village Parkway, as shown on the project plans included as **Exhibit A**, subject to the following conditions:

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; [PO] Police; [PW] Public Works; [ADM] Administration/City Attorney; [FIN] Finance; [PCS] Parks and Community Services; [F] Dublin Fire Prevention; [DSR] Dublin San Ramon Services District; [LDD] Livermore Dublin Disposal; [CO] Alameda County Department of Environmental Health; [Zone 7] Alameda County Flood Control and Water Conservation District, Zone 7; [LAVTA] Livermore Amador Valley Transit Authority; and [CHS] California Department of Health Services.

NO.	CONDITION TEXT	RESPONSIBLE AGENCY	WHEN REQUIRED
GENERAL			
1.	Approval. This Conditional Use Permit approval allows for an automobile/vehicle repair and service use at 6886 Village Parkway (PLPA-004075-2024). This approval shall generally conform to and be as depicted and indicated by the plans attached as Exhibit A , consisting of three sheets, dated May 13, 2025, stamped approved and on file in the Community Development Department, except as modified by the following Conditions of Approval.	PL	On-going
2.	Effective Date. This Conditional Use Permit approval becomes effective 10 days following action by the Zoning Administrator unless appealed before that time in accordance with the Dublin Municipal Code.	PL	On-going

NO.	CONDITION TEXT	RESPONSIBLE AGENCY	WHEN REQUIRED
3.	Permit Expiration. Construction or use shall commence within one (1) year of Permit approval, or the Permit shall lapse and become null and void.	PL	One Year After Effective Date
4.	Time Extension. The Community Development Director may grant an extension of the approval for a period not to exceed twelve (12) months, upon the Applicant's written request prior to expiration, and the determination that all Conditions of Approval remain adequate, and all applicable findings of approval will continue to be met. Additional extensions may be granted in accordance with DMC 8.96.020.D.	PL	Prior to Expiration Date
5.	Approval Period. This Conditional Use Permit approval shall be null and void in the event the approved use and/or structures cease to operate for a continuous one-year period.	PL	On-going
6.	Annual Review. On an annual basis, this Conditional Use Permit approval may be subject to review by the Community Development Department to determine compliance with the Conditions of Approval.	PL	On-going
7.	Compliance. Applicant shall operate this use in compliance with the Conditions of Approval of this Conditional Use Permit, 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
8.	Revocable for Cause. This Conditional Use Permit approval shall be revocable for cause in accordance with Dublin Municipal Code Section 8.96.020.I. Any violation of the terms or conditions of this permit shall be subject to citation.	PL	On-going
9.	Modifications. Modifications or changes to this Conditional Use Permit approval shall be considered by the Community Development Director if the proposed modifications or changes comply with Dublin Municipal Code Section 8.100.080 (Amendments).	PL	On-going
10.	Requirements and Standard Conditions. 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), Livermore Amador Valley Transit Authority, Alameda County Public and Environmental Health Department, Dublin San Ramon Services District and the California Department of Health Services requirements and standard conditions.	Various	Building Permit Issuance

NO.	CONDITION TEXT	RESPONSIBLE AGENCY	WHEN REQUIRED
11.	Required Permits. Applicant shall obtain all permits required by other agencies including but not limited to Alameda County Flood Control and Water Conservation District (Zone 7), California Department of Fish and Wildlife, Army Corps of Engineers, Regional Water Quality Control Board and Caltrans and provide copies of the permits to the Public Works Department.	PW	Building Permit Issuance
12.	Fees. Applicant shall pay all applicable fees in effect at the time of building permit issuance, including, but not limited to, Planning fees, Building fees, Traffic Impact fees, TVTC fees, Dublin San Ramon Services District fees, Public Facilities fees, Dublin Unified School District School Impact fees, Fire Facilities Impact fees, Alameda County Flood and Water Conservation District (Zone 7) Drainage and Water Connection fees, or any other fee that may be adopted and applicable.	Various	Building Permit Issuance
13.	Hold Harmless/Indemnification. Applicant 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 Applicant's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Applicant of any said claim, action, or proceeding and the City's full cooperation in the defense of such actions or proceedings.	ADM	On-going
14.	Clarification of Conditions of Approval. In the event that there needs to be clarification to the Conditions of Approval, the Community Development Director and the Public Works Director have the authority to clarify the intent of these Conditions of Approval to the Applicant, Developer, and/or Property Owner without going to a public hearing. The Community Development Director and the Public Works Director also have the authority to make minor modifications to these conditions without going to a public hearing in order for the Applicant, Developer, and/or Property Owner to fulfill needed improvements or mitigations resulting from impacts to this project.	Various	On-going
15.	Controlling Activities. Applicant, Developer, and/or Property Owner shall control all activities on the project site so as not to create a nuisance to existing/surrounding businesses and/or residences.	PL	Through construction and on-going

NO.	CONDITION TEXT	RESPONSIBLE AGENCY	WHEN REQUIRED
16.	Clean-up. Applicant, Developer, and/or Property Owner shall be responsible for clean-up and disposal of project related trash to maintain a safe, clean, and litter-free site.	PL	On-going
17.	Property Maintenance. Applicant, Developer, and/or Property Owner shall be responsible for maintaining the site in a clean and litter free condition during construction and through completion. Per Dublin Municipal Code Section 5.64.050, the Applicant, Developer, and/or 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.	PL	On-going

PLANNING DIVISION

18.	Noise. The Applicant shall control all activities so as not to create unusual or unnecessary noise which annoys or disturbs or injures or endangers the health, repose, peace, or safety of any reasonable person of normal sensitivity present in the area.	PL	On-going
19.	Deliveries. All deliveries shall take place on-site. No loading or unloading shall be permitted in the public right-of-way.	PL	On-going
20.	Indoor Use Only. All activity/operations associated with the use, including but not limited to, repair services and washing of vehicles, shall take place indoors. Any outdoor activity/operation shall be subject to the Temporary Use Permit requirements specified in Dublin Municipal Code Chapter 8.108.		
21.	Safety. If, at any time, an activity/operation approved under this Conditional Use Permit is determined by the City to create a safety hazard, then it shall be promptly ceased upon request.	PL	On-going

BUILDING AND SAFETY DIVISION

22.	Building Codes and Ordinances. All project construction shall conform to all building codes and ordinances in effect at the time of building permit. Any alterations to the tenant space occur where: wall partitions are altered (removed, erected or opened), changes to the electrical, mechanical or plumbing systems, or installation of new equipment over 400 pounds, a Building Permit is required prior to any work.	B	Through Completion
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PUBLIC WORKS

Public Works—General Conditions

23.	Conditions of Approval. Applicant/Developer 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
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NO.	CONDITION TEXT	RESPONSIBLE AGENCY	WHEN REQUIRED
24.	<p>Compliance. Applicant/Developer shall comply with the Subdivision Map Act, the City of Dublin Subdivision and Zoning Ordinances, City of Dublin Title 7 Public Works Ordinance, which includes the Grading Ordinance, the City of Dublin Public Works Standards and Policies, the most current requirements of the State Code Title 24 and the Americans with Disabilities Act with regard to accessibility, and all building and fire codes and ordinances in effect at the time of building permit. All public improvements constructed by Applicant/Developer and to be dedicated to the City are hereby identified as "public works" under Labor Code section 1771. Accordingly, Applicant/Developer, in constructing such improvements, shall comply with the Prevailing Wage Law (Labor Code. Sects. 1720 and following).</p>	PW	On-going
25.	<p>Zone 7 Impervious Surface Fees. The Applicant/Developer shall complete a "Zone 7 Impervious Surface Fee Application" and submit an accompanying exhibit for review by the Public Works Department. Fees generated by this application will be due at issuance of Building Permit.</p>	PW	Grading Permit or Building Permit Issuance

Public Works—Agreements

26.	<p>Stormwater Management Maintenance Agreement. Property Owner shall enter into an Agreement with the City of Dublin that guarantees the property owner's perpetual maintenance obligation for operating and maintaining the property in a trash free condition to meet the trash reduction requirements mandated in Provision C.10 of the Municipal Regional Stormwater NPDES Permit, Order No. R2-2015-0049.</p>	PW	Permit Issuance
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Public Works—Permits and Bonds

27.	<p>Encroachment Permit. Applicant/Developer shall obtain an Encroachment Permit from the Public Works Department for all construction activity within the public right-of-way. At the discretion of the City Engineer an encroachment permit for work specifically included in an Improvement Agreement may not be required.</p>	PW	Permit Issuance
28.	<p>Security. Applicant/Developer shall provide faithful performance security to guarantee the improvements, as determined by the City Engineer (Note: The performance security shall remain in effect until one year after final inspection).</p>	PW	Permit Issuance
29.	<p>Permits from Other Agencies. Applicant/Developer shall obtain all permits and/or approvals required by other agencies including, but not limited to:</p>	PW	Permit Issuance

NO.	CONDITION TEXT	RESPONSIBLE AGENCY	WHEN REQUIRED
	<ul style="list-style-type: none"> • Army Corps of Engineers • US Fish and Wildlife • Regional Water Quality Control Board • Federal Emergency Management Agency • California Department of Fish and Wildlife • California Dept. of Transportation (Caltrans) • Bay Area Rapid Transit (BART) • Livermore-Amador Valley Transit Authority (LAVTA) • Tri-Valley-San Joaquin Valley Regional Rail Authority • Dublin San Ramon Services District (DSRSD) • Alameda County Flood Control and Water Conservation District Zone 7 (Zone 7) 		

Public Works—Construction

30.	<p>Erosion Control Implementation. The Erosion and Sediment Control Plan shall be implemented between October 1st and April 30th unless otherwise allowed in writing by the City Engineer. The Applicant/Developer will be responsible for maintaining erosion and sediment control measures for one year following the City's acceptance of the improvements.</p>	PW	Start of Construction and On-going
31.	<p>Construction Activities. Construction activities, including the idling, maintenance, and warming up of equipment, shall be limited to Monday through Friday, and non-City holidays, between the hours of 7:30 a.m. and 6:00 p.m. except as otherwise approved by the City Engineer. Extended hours or Saturday work will be considered by the City Engineer on a case-by-case basis. Note that the construction hours of operation within the public right-of-way are more restrictive.</p>	PW	Start of Construction and On-going
32.	<p>Temporary Fencing. Temporary construction fencing shall be installed along the construction work perimeter to separate the construction area from the public. All construction activities shall be confined within the fenced area. Construction materials and/or equipment shall not be operated/stored outside of the fenced area or within the public right-of-way unless approved in advance by the City Engineer.</p>	PW	Start of Construction and On-going
33.	<p>Construction Noise Management Plan. Applicant/Developer shall prepare a construction noise management plan that identifies measures to minimize construction noise on surrounding developed properties. The plan shall include hours of construction operation, use of mufflers on construction equipment, speed limit for construction traffic, haul routes and identify a noise monitor. Specific noise management measures shall be provided prior to project construction.</p>	PW	Start of Construction Implementation, and On-going as needed

NO.	CONDITION TEXT	RESPONSIBLE AGENCY	WHEN REQUIRED
34.	Traffic Control Plan. Closing of any existing pedestrian pathway and/or sidewalk during construction shall be implemented through a City-approved Traffic Control Plan and shall be done with the goal of minimizing the impact on pedestrian circulation.	PW	Start of Construction and On-going as needed
35.	Construction Traffic Interface Plan. Applicant/Developer 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
36.	Dust Control Measures. Applicant/Developer 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
37.	Construction Traffic and Parking. All construction-related parking shall be off-street in an area provided by the Applicant/Developer. Construction traffic and parking shall be provided in a manner approved by the City Engineer.	PW	Start of Construction and On-going
38.	Dust Control/Street Sweeping. The Applicant/Developer shall provide adequate dust control measures at all times during the grading and hauling operations. All trucks hauling export and import materials shall be provided with tarp cover at all times. Spillage of haul materials and mud-tracking on the haul routes shall be prevented at all times. The Applicant/Developer shall be responsible for the sweeping of streets within, surrounding and adjacent to the project if it is determined that the tracking or accumulation of material on the streets is due to its construction activities.	PW	During Grading and Site Work

Public Works—Special Conditions

39.	Source Control Requirements. Applicant shall comply with the following Source Controls: <ol style="list-style-type: none"> <li data-bbox="283 1453 1013 1516">Vehicle service facilities shall not contain floor drains. <li data-bbox="283 1522 1013 1776">Tanks, containers or sinks used for parts cleaning or rinsing shall not be connected to the storm drain system. Tanks, containers or sinks used for such purposes may only be connected to the sanitary sewer system if allowed by an industrial waste discharge permit. The applicant shall contact Dublin San Ramon Services District for specific connection and discharge requirements. <li data-bbox="283 1782 1013 1902">All outdoor equipment and materials storage areas shall be covered and bermed or shall be designed with BMPs to limit potential for runoff to contact pollutants. 	PW	On Going
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NO.	CONDITION TEXT	RESPONSIBLE AGENCY	WHEN REQUIRED
	<p>d. All on-site hazardous materials and wastes, as defined and/or regulated by the California Public Health Code and the local Certified Unified Program Agency (CUPA) must be used and managed in compliance with the applicable regulations and the facility hazardous materials management plan approved by the CUPA authority.</p> <p>e. <u>Fire Sprinkler Test Water:</u> Provisions shall be made in the project design and construction to allow for the discharge of fire sprinkler test water to an onsite vegetated area. If this is not feasible, provide for discharge to the sanitary sewer subject to approval from DSRSD.</p> <p>f. <u>Air Conditioning Condensate:</u> Air conditioning condensate should be directed to landscaped areas as a minimum BMP. Any anti-algal or descaling agents must be properly disposed of. Any air conditioning condensate that discharges to land without flowing to a storm drain may be subject to the requirements of the State Water Resources Control Board's (SWRCB) Statewide General Waste Discharge Requirements (WDRs) for Discharges to Land with a Low Threat to Water Quality.</p> <p>g. Roof top equipment shall drain to the sanitary sewer or be covered and have no discharge to the storm drain. The applicant shall contact Dublin San Ramon Services District for specific connection and discharge requirements.</p>		
40.	<p>Operational BMPs. Applicant shall comply with the following Operational BMPs for Vehicle/Equipment Repair and Maintenance facilities:</p> <p>a. Vehicle/equipment repair and maintenance shall be performed in a designated area indoors, or if such services must be performed outdoors, in an area designed to prevent the run-on and runoff of stormwater.</p> <p>b. Secondary containment shall be provided for exterior work areas where motor oil, brake fluid, gasoline, diesel fuel, radiator fluid, acid-containing batteries or other hazardous materials or hazardous wastes are used or stored. Drains shall not be installed within the secondary containment areas.</p> <p>c. No person shall dispose of, nor permit the disposal, directly or indirectly, of vehicle fluids, hazardous materials, or rinse water from parts cleaning operations into storm drains.</p> <p>d. No vehicle fluid removal shall be performed outside a building, nor on asphalt or ground surfaces, whether inside or outside a building, except in such a manner as to ensure that any spilled fluid will be in</p>	PW	On Going

NO.	CONDITION TEXT	RESPONSIBLE AGENCY	WHEN REQUIRED
	<p>an area of secondary containment. Leaking vehicle fluids shall be contained or drained from the vehicle immediately.</p> <p>e. No person shall leave unattended drip parts or other open containers containing vehicle fluid, unless such containers are in use or in an area that cannot discharge to the storm drain, such as an area with secondary containment.</p>		
FIRE PREVENTION			
41.	<p>Storage, use and handling of hazardous materials in quantities exceeding the maximum allowable quantity per control shall be in accordance with CFC 105.5.22, provide an inventory statement (HMIS) for any / all hazardous materials for approval of process / storage / handling requirements. Project shall meet the requirements of the Alameda County Department of Environmental Health as Certified Unified Program Agency (CUPA). Provide to CUPA the Material Safety Data Sheets, Hazardous Materials Business Plan and all required documentation for permitting process. Contact Alameda County Health services at (510) 567-6780</p>	F	Building Permit Issuance
42.	<p>Main entrance Hardware Exception. It is recommended that all doors be provided with exit hardware that allows exiting from the egress side even when the door is in the locked condition. However, an exception for A-3, B, F, M, S occupancies and all churches does allow key-locking hardware (no thumb-turns) on the main exit when the main exit consists of a single door or pair of doors. When unlocked the single door or both leaves of a pair of doors must be free to swing without operation of any latching device. A readily visible, durable sign on or just above the door stating "This door to remain unlocked whenever the building is occupied" shall be provided. The sign shall be in letters not less than 1 inch high on a contrasting background. This use of this exception may be revoked for cause.</p>	F	Occupancy
43.	<p>Fire Safety During Construction and Demolition</p> <p>A. Clearance to combustibles from temporary heating devices shall be maintained. Devices shall be fixed in place and protected from damage, dislodgement or overturning in accordance with the manufacturer's instructions.</p> <p>B. Smoking shall be prohibited except in approved areas. Signs shall be posted "NO SMOKING" in a conspicuous location in each structure or location in which smoking is prohibited.</p>	F	Ongoing during construction and demolition

NO.	CONDITION TEXT	RESPONSIBLE AGENCY	WHEN REQUIRED
	<p>C. Combustible debris, rubbish and waste material shall be removed from buildings at the end of each shift of work.</p> <p>D. Flammable and combustible liquid storage areas shall be maintained clear of combustible vegetation and waste materials.</p>		
44.	<p>Addressing. Address shall be provided near the main entrance door of the tenant space. The address shall be high enough on the building to be clearly visible from the driveway, street or parking area it faces even when vehicles are parked in front of the tenant space. The address shall not be less than 5-inches in height with a ½- inch stroke. If address is placed on glass, the numbers shall be on the exterior of the glass and a contrasting background placed behind the numbers. Rear Doors. The address shall also be provided on any rear doors to the tenant space with minimum 5-inch high characters.</p>	F	Occupancy
45.	<p>General Inspection. Upon inspection of the work for which this submittal was provided, a general inspection of the business and site will be conducted.</p>	F	Occupancy
46.	<p>FD Building Key Box. Building Access. A Fire Department Key Box shall be installed at the main entrance to the building. Note these locations on the plans. The key box should be installed approximately 5 1/2 feet above grade. The box shall be sized to hold the master key to the facility as well as keys for rooms not accessible by the master key. The key box door and necessary keys are to be provided to the fire inspector upon the final inspection. The inspector will then lock the keys into the box.</p>	F	Occupancy
47.	<p>Interior Finish. Wall and ceiling interior finish material shall meet the requirements of Chapter 8 of the California Fire Code. Interior finishes will be field verified upon final inspection. If the product is not field marked and the marking visible for inspection, maintain the product cutsheets and packaging that show proof of the products flammability and flame-spread ratings. Decorative materials shall be fire retardant.</p>	F	Occupancy
48.	<p>Fire Access During Construction.</p> <p>a) Fire Access. Access roads, turnaround, pullouts, and fire operation areas are fire lanes and shall be maintained clear and free of obstructions, including the parking of vehicles.</p> <p>b) Entrances. Entrances to job sites shall not be blocked, including after hours, other than by approved gates/barriers that provide emergency access.</p>	F	During Construction

NO.	CONDITION TEXT	RESPONSIBLE AGENCY	WHEN REQUIRED
	<ul style="list-style-type: none"> c) Site Utilities. Site utilities that would require the access road to be dug up or made impassable shall be installed prior to commencing construction. d) Entrance flare, angle of departure, width, turning radii, grades, turnaround, vertical clearances, road surface, bridges/crossings, gates/key-switch, within a 150-foot distance to Fire Lane shall be maintained. e) Personnel Access. Route width, slope, surface and obstructions must be considered for the approved route to the furthermost portion of the exterior wall. f) f) All-weather access. Fire access is required to be all-weather access. Show on the plans the location of the all-weather access and a description of the construction. Access roads must be designed to support the imposed loads of fire apparatus. 		
49.	Means of Egress. Exit signs shall be visible and illuminated with emergency lighting when the building is occupied.	F	Occupancy
50.	Fire extinguishers shall be visible and unobstructed. Signage shall be provided to indicate fire extinguisher locations. The number and location of extinguishers shall be shown on the plans. Additional fire extinguishers may be required by the fire inspector. Fire extinguishers shall meet a minimum classification of 2A 10BC. Extinguishers weighing 40 pounds or less shall be mounted no higher than 5 feet above the floor measured to the top of the extinguisher. Extinguishers shall be inspected monthly and serviced by a licensed concern annually	F	Occupancy

DUBLIN SAN RAMON SERVICES DISTRICT

51.	The regulations that apply to development projects are codified in: the Dublin San Ramon Services District Code; the DSRSD "Standard Procedures, Specifications and Drawings for Design and Installation of Water and Wastewater Facilities" as amended from time to time; all applicable DSRSD Master Plans and all DSRSD policies. Prior to issuance of any building permit, complete improvement plans shall be submitted to DSRSD that conform to the pertinent documents.	DSRSD	Building Permit Issuance
52.	Planning and review fees, inspection fees, and fees associated with a wastewater discharge permit shall be paid to DSRSD in accordance with the rates and schedules and at time of payment as established in the DSRSD Code. Planning and review fees are due after the 1st submittal of plans. Construction Permit and Inspection Fees are due prior to the issuance of a Construction Permit. Capacity Reserve Fees are due before the water meter can be set or the connection to the sewer system.	DSRSD	Permit Submittal and Construction Permit Issuance

NO.	CONDITION TEXT	RESPONSIBLE AGENCY	WHEN REQUIRED
53.	Domestic and fire protection waterline systems for Tracts or Commercial Developments shall be designed to be looped or interconnected to avoid dead end sections in accordance with requirements of the DSRSD Standard Specifications and sound engineering practice	DSRSD	Building Permit Issuance
54.	Sewers shall be designed to operate by gravity flow to DSRSD's existing sanitary sewer system. Pumping of sewage is discouraged and may only be allowed under extreme circumstances following a case-by-case review with DSRSD staff. Any pumping station will require specific review and approval by DSRSD of preliminary design reports, design criteria, and final plans and specifications. The DSRSD reserves the right to require payment of present worth 30-year operations and maintenance costs as well as other conditions within a separate agreement with the applicant for any project that requires a pumping station.	DSRSD	Building Permit Issuance
55.	This project will be analyzed by DSRSD to determine if it represents additional water and/or sewer capacity demands on the District. Applicant will be required to pay all incremental capacity reserve fees for water and sewer services as required by the project demands. All capacity reserve fees must be paid prior to installation of a water meter for water. If a water meter is not required, the capacity reserve fee shall be paid prior to issuance of a building permit. The District may not approve the building permit until capacity reserve fees are paid.	DSRSD	Building Permit Issuance
56.	No sewer line or waterline construction shall be permitted unless the proper utility construction permit has been issued by DSRSD. A construction permit will only be issued after all of the items in Condition No. 2 have been satisfied.	DSRSD	Construction Permit Issuance
57.	Above ground backflow prevention devices/double detector check valves shall be installed on fire protection systems connected to the DSRSD water main. The applicant shall collaborate with the Fire Department and with DSRSD to size and configure its fire system.	DSRSD	Building Permit Issuance
58.	If trash enclosures are required to drain to the sanitary sewer system, grease interceptors shall be connected downstream of the drain and installed near the trash enclosure area. The trash enclosure shall be roofed and graded to minimize rain water or stormwater from entering the drain within the trash enclosure.	DSRSD	Building Permit Issuance

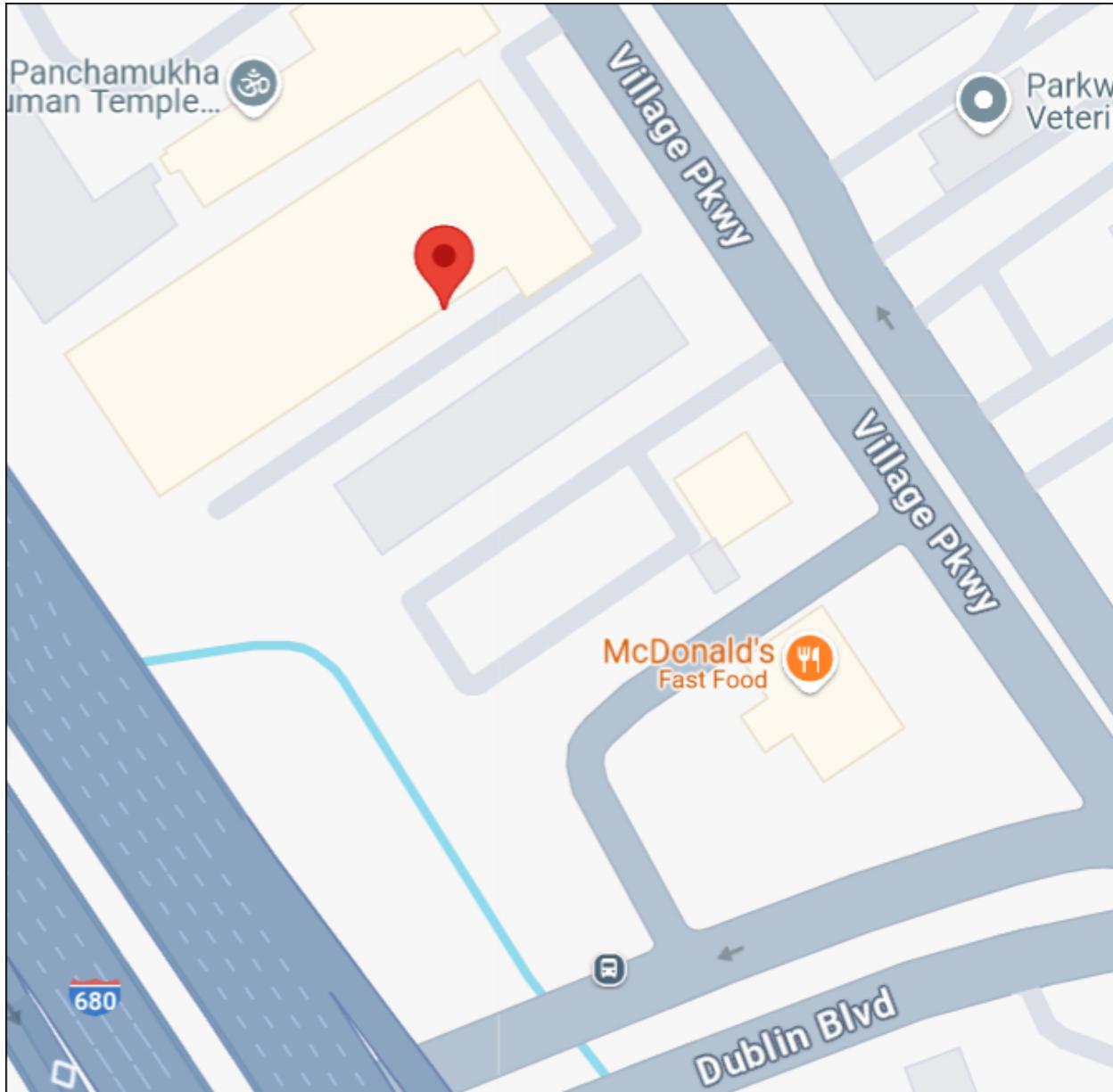
PASSED, APPROVED AND ADOPTED this 13th day of May 2025.

Jeff Baker
Zoning Administrator

ATTEST:

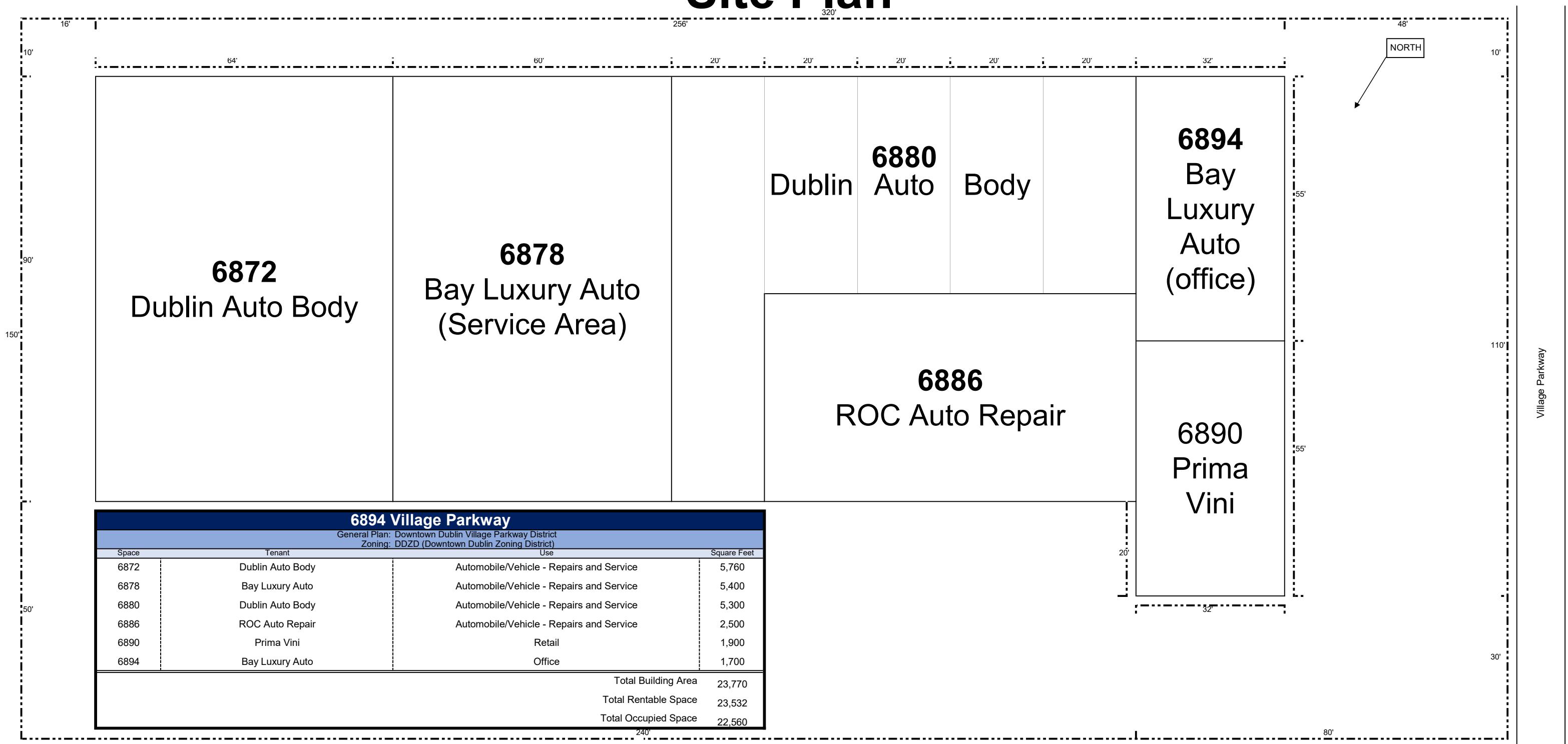
Amy Million
Assistant Community Development Director

CITY OF DUBLIN
APPLICATION SUBMITTAL REQUIREMENTS FOR
CONDITIONAL USE PERMIT (CUP)
ROC Auto Repair – Vicinity Map



ROC AUTO REPAIR

Site Plan



6886 Village Parkway
Dublin, CA 94568

