



Studio Benavente Architects Inc.

580 Lennon Lane, Walnut Creek, CA 94598 • studioark@aol.com • 925.934.7778

Date: 9-22-25

Application Number: UP-25-0007

To: Planning Division
777 B Street, First floor
Hayward, CA 94541

Project: Enterprise Car Rental
1045 C Street
Hayward, CA 94541

Attn: Dulce Ochoa, Assistant Planner

Business Operation Plan

Enterprise Rent-A-Car is proposing to open a new location at 1045 C Street in Hayward. The current commercial office building is a Type "V-N" construction. The proposed activities will include car rentals and cleaning (exterior wash, cleaning and vacuuming only) of Enterprise vehicles only, within the new accessory structure on the site.

Enterprise vehicles will be located at designated areas throughout the newly refurbished parking area. Customers dropping off rental vehicles will enter the lot and park in the designated "customer" parking stalls; this will control and differentiate public parking from rental display. Once the rental drop-off is completed, staff will inspect, wash, and return vehicles to the rental display locations. Our office also provides a complimentary pick-up and drop-off service to and from our location. We do on occasion deliver vehicles to our trusted and valued business partners.

Staff will be comprised of [5] full-time and [2] half-time employees. Two of the full-time time employees utilize company cars, so only [4] parking stalls will be needed for employee vehicles at any given time.

Standard office activities relative to car rental business operations will be conducted within the existing building office space. We anticipate the construction schedule to be completed within a 4–6-month timeframe.

Hours of operation will be:

- Monday- Friday 7am-6pm
- Saturday- 8am-2pm.
- Sunday- 8am-2pm

Using Best Practices, Enterprise operations will:

- Ensure that its neighbors are not impacted by their customers, by providing on-site parking.
- Ensure that City Police are not burdened by distress calls from the operation.

Public benefit of the project:

- Serving the transportation needs of the public by providing car rental services to the city of Hayward and surrounding areas.

Project goals:

- Stripe new parking lot for both customers and Enterprise rental vehicles.
- Upgrade restroom to an All-Gender accessible restroom.
- Provide new van accessible parking stall and accessible path of travel to main entry.
- Repaint building and Store Front for “like new appearance”.
- Install new Interior car wash with sand and oil separator to support the car rental operation.
- Install new signage on exterior of building and monument sign at street per City guidelines.
- Bringing in additional tax revenue with second Hayward location.

Vehicle information, security and washing activities:

- Only Enterprise Vehicles will be cleaned at this site.
- Our fleet mix varies depending on the needs of the customers, and what they require. Our business model weighs heavily towards insurance replacement of vehicles when they are in the shop and we try to provide like for like whenever possible to accommodate local residents. Most often, these are sedans, mini-vans or SUV’s as typical family vehicles.
- We carry Kias, Teslas, and other EV vehicles that our customers can rent. We plan on using offsite charging for EV and local gas stations to fill up our other vehicles.
- We have another location at 25900 Mission Blvd in Hayward.
- Decorative metal fencing will extend along the rear and sides of property. We will be adding security cameras to the building that will monitor our lot, but will not be audible or cause alarms to go off.
- Washing and detailing activities will be general cleaning (exterior wash, glass cleaner/disinfectant and vacuuming only) in a covered concrete pad area designated for washing and draining to the sanitary sewer. Building plans include a sloped pad with berms to contain washwater, drain box and interceptor before reaching the sanitary sewer. This will be a Jensen Precast Sand/Oil interceptor appropriately sized for the vehicle cleaning needs of the location and will be further detailed in our plans for building permit.
- The number of vehicles washed per day will be between 20-25. We use a pressure washer at a flow rate of 2.8gpm and a wash time of about 5 minutes. This equates to 14 gallons per wash or 280-350 gallons per day.

Employees are instructed to use only the designated wash area to clean vehicles. The vehicle/equipment washing area will be paved, contained and plumbed to capture all washwater and discharge into the sanitary sewer. All washwater will be filtered through the sand/oil interceptor.