

**CONDITIONAL USE PERMIT MODIFICATION APPLICATION NO. 202203390
HEART OF THE BAY CAR WASH
391 WEST A STREET**

DRAFT FINDINGS FOR APPROVAL

Findings for Conditional Use Permits/Modifications – Pursuant to Hayward Municipal Code (HMC) Section 10-1.3260, the Planning Commission may modify a Conditional Use Permit if it is able to make the following findings prescribed by HMC Section 10-1.3225:

a. The proposed use is desirable for the public convenience or welfare.

The proposed use is desirable for the public convenience and welfare in that it would provide Hayward residents with an option to get their vehicles professionally cleaned at an appropriate location where self-service car washing, vacuuming and refueling are already taking place and where they may purchase some sundries or food from the on-site convenience store or one of the nearby eating establishments to consume while they wait for their vehicles.

b. The proposed use will not impair the character and integrity of the zoning district and surrounding area.

The proposed use will not impair the character and integrity of the zoning district and surrounding area in that self-service car washing and vacuuming are already occurring at the site under a previously approved Conditional Use Permit, and the addition of full-service detailing will not materially alter the nature of the operation since it would only involve one additional employee who would utilize existing parking stalls with vacuum stations to conduct the detailing. Additionally, staff has included a number of operational conditions that will ensure the proposed detailing service does not adversely impact the public or the adjacent land uses.

c. The proposed use will not be detrimental to the public health, safety or general welfare.

The proposed use will not be detrimental to the public health, safety or general welfare in that it would merely expand the car washing services already being offered on the site by adding a full-service detailing option for those customers who wish to have their vehicles professionally cleaned. The detailing service would utilize the same cleaning equipment as the existing self-service operation, as well as some hand-held equipment such as car buffers that would not generate a significant increase in existing noise levels, and would not involve any dangerous chemicals or processes.

d. The proposed use is in harmony with applicable City policies and the intent and purpose of the zoning district involved.

The proposed use is in harmony with applicable City policies and the intent and purpose

of the Neighborhood Commercial zoning district in that allowing the applicant to expand the existing car wash service to include an optional full-service detailing component would assist a local small business owner and create additional jobs and, at the same time, provide a specialized service for Hayward residents and workers who choose to pay for full-service car wash and detailing services, consistent with the following goals and policies of the Land Use and Economic Development Elements of the Hayward 2040 General Plan:

Land Use Policy LU-4.1: Mixed-Use Corridors. The City shall encourage a variety of development types and uses along corridors to balance the needs of residents and employees living and working in surrounding areas with the needs of motorists driving through the community.

Economic Development Policy ED-1.11: Local Serving Retail. The City shall encourage the establishment and expansion of commercial businesses that increase local spending within Hayward and provide needed goods and services to local residents and businesses.

Economic Development Goal ED-3: Grow the local economy and employment base by supporting efforts to expand and retain local businesses.

CEQA Findings – The following findings are made in support of the adoption of a Mitigated Negative Declaration for the project:

1. The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities and Section 15303, New Construction of Small Structures, in that the project involves the minor alteration of an existing self-service car wash facility through the provision of an optional full-service detailing service to be provided by one new employee, and the construction of a new customer seating area with a single, 216-square-foot freestanding shade structure.