

**CITY OF HAYWARD PLANNING COMMISSION  
CONDITIONAL USE PERMIT APPLICATION NO. UP-25-0007  
ENTERPRISE CAR RENTAL - 1045 C STREET  
DRAFT CONDITIONS OF APPROVAL**

**General:**

*Planning*

1. The developer shall assume the defense of and shall pay on behalf of and hold harmless the City, its officers, employees, volunteers and agents from and against any or all loss, liability, expense, claim costs, suits and damages of every kind, nature and description directly or indirectly arising from the performance and action of this permit.
2. The permittee, property owner or designated representative shall allow the City's staff to access the property for site inspection(s) to confirm all approved conditions have been completed and are being maintained in compliance with all adopted city, state and federal laws.
3. Failure to comply with any of the conditions set forth in this approval, or as subsequently amended in writing by the City, may result in failure to obtain a building final and/or a Certificate of Occupancy until full compliance is reached. The City's requirement for full compliance may require minor corrections and/ or complete demolition of a non-compliant improvement regardless of costs incurred where the project does not comply with design requirements and approvals that the applicant agreed to when permits were pulled to construct the project.
4. All outstanding fees owned to the City, including permit charges and staff time spent processing or associated with the development review of this application shall be paid in full prior to any consideration of a request for approval extensions and/or the issuance of a building permit.
5. If determined to be necessary for the protection of the public peace, safety and general welfare, the City of Hayward may impose additional conditions or restrictions on this permit. Violations of any approved land use conditions or requirements will result in further enforcement action by the Code Enforcement Division. Enforcement includes, but is not limited to, fines, fees/penalties, special assessment, liens, or any other legal remedy required to achieve compliance including the City of Hayward instituting a revocation hearing before the Planning Commission.
6. A copy of these conditions of approval shall be scanned and included on a separate, full-sized sheet(s) in the building permit plan check set.
7. The owner shall maintain in good repair all building exteriors, walls, lighting, drainage facilities, landscaping, driveways, and parking areas. The premises shall be kept clean and weed-free.

8. The Approving Body may revise or revoke the conditions of this use permit for failure to comply with, or complete all, conditions of approval or improvements indicated on the approved plans.
9. The proposed use shall operate according to these conditions of approval as well as the approved narrative dated September 22, 2025, and the project plans dated June 26, 2025. Any future change, modification or expansion of the approved use may require submitting a modification of the use permit, and subject to additional review and approval by the City.
10. The business is permitted to operate Monday through Friday from 7:00 AM to 6:00 PM, and on Saturday and Sunday from 8:00 AM to 2:00 PM. Any variation in these hours of operation must be reviewed and approved by the Planning Division prior to going into effect.
11. The business shall not sell new or used vehicles on site. Proposal to sell vehicles on site must be reviewed and approved by the Planning Division prior to going into effect.
12. Prior to operation, a 6-foot decorative metal fence shall be installed along the eastern and southern property lines to replace the existing chain-link fence.
13. Rental vehicles shall not be parked or stored overnight in the public right-of-way and may only be parked in the designated rental vehicle display parking spaces on site as shown on the approved project plans dated June 26, 2025.
14. No security gate is approved with this project. Future proposals for a security gate shall be reviewed and approved by the Planning Division and Site Plan Review and Building Permit applications shall be required, consistent with Hayward Municipal Code Security Gate Regulations.
15. No signs are approved with this project. Any signs placed on-site or off-site shall be reviewed and approved by the Planning and Building Divisions and a Sign Permit application shall be required, consistent with Hayward Municipal Code Sign Ordinance requirements.
16. Prior to operation, issuance of a Building Permit or Certificate of Occupancy, the applicant shall contact the Planning Division and be subject to a site inspection by the designated project planner to verify that all applicable mitigations and conditions of approval have been satisfied. The cost of inspection, including any subsequent inspections that are deemed necessary by the City, shall be paid by the applicant.
17. This Use Permit approval is void 36 months after the effective date of approval unless:
  - a. Prior to the expiration of the 36-month period, a building permit application has been submitted and accepted for processing by the Building Official or a time extension of the approval has been granted by the Planning Director.
  - b. If a building permit is issued for construction of improvements authorized by the conditional use permit approval, said approval shall be void two years after issuance of the building permit, or three years after approval of the

application, whichever is later, unless the construction authorized by the building permit has been substantially completed or substantial sums have been expended in reliance on the conditional use permit approval. A request for an extension must be submitted in writing to the Planning Division at least 30 days prior to the above date.

- c. Business operations have commenced in accordance with all applicable conditions of approval, have secured a business license and shall maintain a valid business license, including annual renewals, required for operation.
18. All conditionally permitted uses that cease operation for a period of more than six consecutive months shall be deemed to be discontinued, and the use permit establishing said use shall become null and void. Re-establishment of said use shall only be permitted upon obtaining a new use permit.

#### *Building*

19. A building permit and the associated plan review process is required for this project. Additional comments will be provided during that review.

#### *Water Pollution Source Control*

20. The Applicant will conduct vehicle cleaning exclusively within the designated enclosed wash pad, limited to hand washing and vacuuming of inventory vehicles only. No vehicle detailing, automotive repairs, or painting will be performed on site.

#### *Hazardous Materials*

21. Site Clearance –If during construction of the wash pad, hazardous materials or containers that may have had hazardous materials are found, please contact the Hayward Fire Department Hazardous Materials Office immediately at 510-583-4910.
22. Hazardous Materials Use – Based on Chemical Inventory packet submitted on June 26, 2025, small amounts of hazardous materials will be used on site. The quantities are so small that a Consolidated Hazardous Materials Permit is not required. If increases of hazardous materials are needed for this use or generations of hazardous waste are produced, the applicant shall contact the Hazardous Materials Office at 510-583-4910 for further requirements.

#### *Solid Waste*

23. All businesses must subscribe to weekly trash, recyclable, and organic services. If the business generates very little organics, a waiver from the County of Alameda is required. Please review the [Organics Reduction and Recycling Ordinance \(ORRO\)](#) to see if your business can receive an exemption.
24. The owner or property manager shall be responsible for litter-free maintenance of the property and shall remove any litter on or within 50 feet of the property daily to ensure that the property and its street frontage remain clear of any abandoned debris or trash and shall comply with all requirements of Municipal Code Sec.11-5.22.

25. The proposed use is expected to generate quantities of trash, recycling, and organics similar to that from a single-family home. Therefore, the proposed three (3) 96-gallon carts are expected to be sufficient. However, a fully enclosed trash enclosure with a solid roof shall be required if any of the following conditions are met:
- a. Observed Excess Waste Volume – During a routine stormwater inspection, a City of Hayward Water Pollution Source Control Inspector documents that the waste generated by the business exceeds the capacity of the existing three (3) 96-gallon carts; or
  - b. Increase in Container Size or Quantity – The number or size of waste containers assigned to the property is increased beyond the current configuration of (3) 96-gallon carts; or
  - c. Public Access Issues – The trash storage area is observed by the Water Pollution Source Control Inspector, during an inspection, to be accessible to the public due to inadequate maintenance, security, or containment.

Determinations under this condition shall be made and documented by the City of Hayward Water Pollution Source Control Inspector during the course of regular, documented inspections.

#### *Utilities*

- 26. All connections to existing public water mains shall be performed by City of Hayward Water Distribution personnel at the Applicant/Developer's expense.
- 27. Any modifications to existing water services such as but not limited to upsize, downsize, relocation, and abandonment shall be performed by City of Hayward Water Distribution personnel at the Applicant's expense.
- 28. Only City of Hayward Water Distribution personnel shall perform operation of valves on the City of Hayward Water System.
- 29. The Applicant/Developer is responsible for applicable water and sewer installation and connection fees at the current rates in effect at the time of application for water and/or sewer service. The current utility installation and connection fees are available on the City's website at [www.hayward-ca.gov/water-service/connection-fees](http://www.hayward-ca.gov/water-service/connection-fees).
- 30. Fire flow data may be required for this project. Information regarding existing fire flow data and how to request for new fire flow test data is available on the City's Fire Flow Testing Website at [www.hayward-ca.gov/fireflow](http://www.hayward-ca.gov/fireflow).
- 31. The fire service size will be determined by the Fire Department's requirements. All fire services must have an above-ground double check valve assembly (DCVA), per City Standard Detail 204 (SD-204) and 201 (SD-201).
- 32. The Applicant/Developer shall install an above-ground reduced pressure (RP) backflow prevention assembly on all water services per City Standard Detail 202 (SD-202), if not already existing or if not installed to the current standards to the

satisfaction to the City of Hayward Cross Control Specialist. Backflow prevention assemblies shall be at least the size of the water meter or the water supply line on the property side of the meter, whichever is larger. Backflow prevention assemblies installed on potable water sources shall be lead-free. Standard Detail SD-202. Backflow preventions assemblies shall be at least the size of the water meter or the water supply line on the property side of the meter, whichever is larger.

33. Water mains must be located at least ten (10) feet horizontally from and one (1) foot vertically above any parallel pipeline conveying untreated sewage, and at least four feet (4) from and one foot (1) vertically above any parallel pipeline conveying storm drainage, per the current California Waterworks Standards, Title 22, Chapter 16, Section 64572. The minimum horizontal separation distances can be reduced by using higher grade piping materials with approval by the City Engineer.
34. Sewer cleanouts shall be installed on each sewer lateral at the connection with the building drain, at any change in alignment, and at uniform intervals not to exceed 100 feet. Manholes shall be installed in the sewer main at any change in direction or grade, at intervals not to exceed 400 feet, and at the upstream end of the pipeline. Where sanitary sewer lines and/or laterals are the same size as the sanitary sewer line, the connection must be made with a manhole.
35. All public water mains and appurtenances shall be constructed in accordance with the City's latest ["Specifications for the Construction of Water Mains and Fire Hydrants."](#)
36. All sanitary sewer mains and appurtenances shall be constructed in accordance with the City's latest ["Specifications for the Construction of Sewer Mains and Appurtenances."](#)
37. Where sanitary sewer lines and/or laterals are the same size as the sanitary sewer main, the connection shall be made with a manhole.

#### *Transportation*

38. Pursuant to City of Hayward Traffic Code Article 9, the Property Owner shall maintain adequate visibility and sight distance, as defined by City of Hayward Traffic Code, at all project driveway(s) and access point(s).
39. Pursuant to City of Hayward Traffic Code Section 6.11, the Property Owner shall require that the operator of any vehicle exceeding the maximum gross weight, as defined in Traffic Code Section 6.11, shall drive on City designated truck route(s) and none other while within Hayward city limits, except where Traffic Code Section 6.11 grants exception, when coming from or going to the subject property. This Condition shall be included in any and all tenant lease agreement(s) and documentation confirming as such shall be made available to the City of Hayward upon request. City Designated Truck Routes:  
<https://hayward.maps.arcgis.com/apps/mapviewer/index.html?webmap=cf702c85053a460c8744d1e9bc74240a>.

40. The Property Owner shall maintain, in fully functional condition and good repair, all pavement markings and signage within, and along the frontage of, the subject property and as shown in the approved entitlement plans. This shall include, but is not limited to, all pavement markings and signage along private drive aisles and within the subject property's parking lot(s).
41. The Property Owner and their Tenant(s) shall be responsible for ensuring that activity, including but not limited to business operations, that are conducted on the subject property do not encroach into the public right-of-way and that business operations and activity shall be fully accommodated within the subject property. This condition shall be written into any and all Tenant Lease Agreement(s), a copy of which shall be provided to the City upon request.

**Prior to Issuance of Building Permit:**

*Utilities*

42. A complete Utility Plan shall be required with the building permit application. The Utility Plan shall provide the following:
  - a. The sizes and locations of the existing public water and sanitary sewer mains. If needed, please contact [Utilities.Info@hayward-ca.gov](mailto:Utilities.Info@hayward-ca.gov) for current maps of the City water and sanitary sewer mains.
  - b. The sizes and locations of all existing and proposed water service lines, water meters, backflow prevention devices, sanitary sewer laterals, and fire hydrants.
  - c. The sizes and locations of existing and proposed fire services and an above-ground double check valve assembly (DCVA) per City of Hayward Standard Details 201 and 204 (SD-201 and SD-204), where applicable.
  - d. The location of the trash enclosure with a sanitary drain.

*Solid Waste*

43. The City requires that construction and demolition debris be recycled per certain ordinance requirements. Submittal of a waste management plan is required at the time of your building permit. Please visit Hayward's [Green Halo webpage](#) and create a waste management plan. You can also fill out the Debris Recycling Statement instead of filling out the waste management plan in Green Halo. The form can also be found at: <http://www.hayward-ca.gov/services/city-services/construction-and-demolition-debris-disposal>.

*Engineering*

44. Developer shall secure any required Street Encroachment Permit prior to the issuance of any Building Permits associated with the project.

*Transportation*

45. Should off-site construction need to be performed, the Applicant shall prepare and submit an on-site and off-site (fronting City right-of-way) Signing and Striping Plan in accordance with current Caltrans Standard Plans (refer to Caltrans Standard Plans Sheet A90A for more information regarding marking disabled stalls). Signing and Striping plans shall be included in Improvement Plans and shall be prepared to the satisfaction of the Public Works Director or his/her designee.
46. Should construction need to be performed, the Applicant shall prepare and submit an on- and off-site Photometric Plan ("Photometric Plan"). The Photometric Plan shall conform to [Standard Details](#) including but not limited to SD-120, Design Criteria for Roadway Lighting and shall be prepared to the satisfaction of the Public Works Director or his/her designee.
47. Should construction need to be performed and pursuant to HMC 7-1.10, and if required by the Public Works Director or his/her designee upon review of the Photometric Plan, the Applicant shall install on- and/or off-site lighting at all locations (including but not limited to street lighting along project frontage(s)) deemed necessary by the Public Works Director or his/her designee in order to comply with City code, Standard Details, lighting specifications and requirements. Should construction need to be performed, the proposed lighting shall be included as part of the encroachment permit application, which shall be prepared to the satisfaction of the Public Works Director or his/her designee.

**During Construction:**

*Utilities*

48. Any applicable water service and meter installation work shall be scheduled after the building permit is issued, and the Water & Sewer Service Application is submitted and approved. The water and sewer utility accounts shall be established at the time when water meters are installed.

*Engineering*

49. Developer shall be responsible for preventing the discharge of pollutants and sediments into the street and/or the public storm drain system from the project site during construction in accordance with the Hayward Municipal Code Section 11-5.19.

**Prior to Issuance of Certificate of Occupancy:**

*Utilities*

50. Water services, meters, and backflow prevention devices shall be installed and connected to the satisfaction of the City Water Distribution personnel prior to final Certificate of Occupancy.
51. Prior to final inspection and issuance of final certificates of occupancy, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the Public Works Director and Development Services Director or his/her designees.

- End of Conditions -