

**PLANNING COMMISSION MEETING
THURSDAY, OCTOBER 9, 2025**

PRESENTATIONS

STAFF PRESENTATION

ITEM #1 PH 25-044

Proposed Automobile Rental Business, including a Car Washing Operation, at 1045 C Street (APN: 428-0066-055-01), Requiring a Conditional Use Permit (Application No. UP-25-0007) with Site Plan Review. Kris Hardwood, Studio Benavente Architects, (Applicant); Nijjar Prabhjot K & Gurkirat S., (Owner).

Conditional Use Permit with Site Plan Review

Proposed Automobile Rental Business, Including a Car

Washing Operation at 1045 C Street

Planning Commission Hearing
October 9, 2025
Dulce Ochoa, Assistant Planner

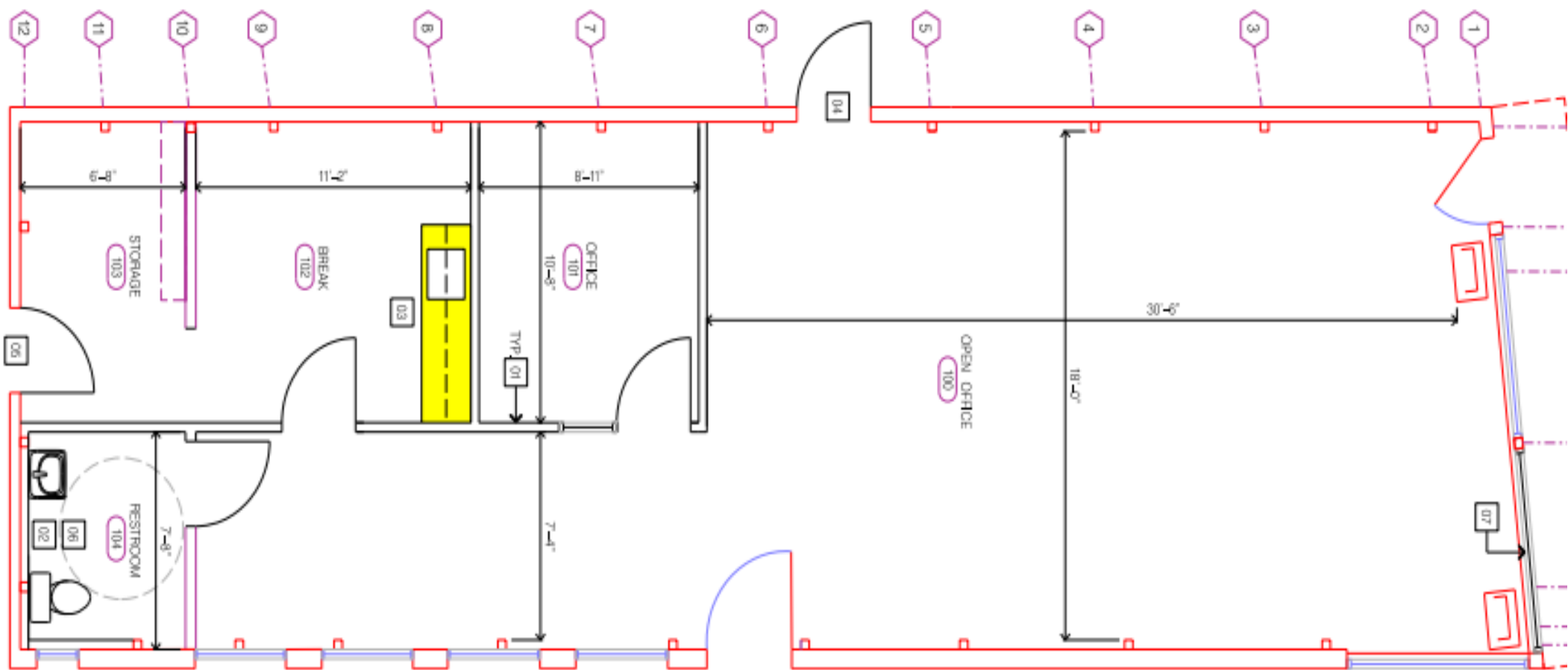




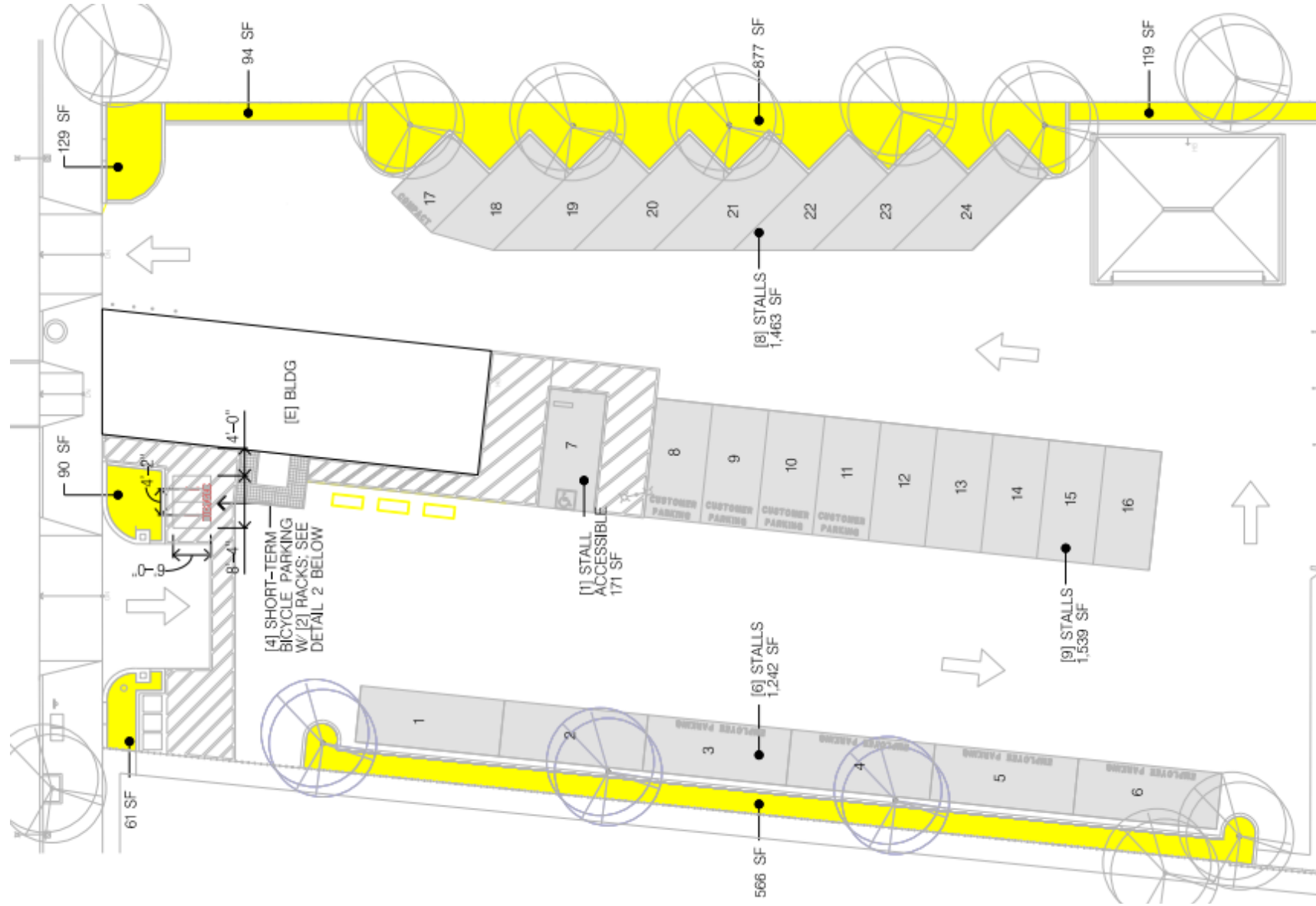
Project Site

This aerial map displays a commercial district in San Jose, California, with property boundaries and lot numbers overlaid. The central focus is a large lot (1039) highlighted in green and outlined in red. Surrounding streets include C St, Foothill Blvd, and 1st St. Other labeled lots include 1044, 1067, 1065, 1055, 22701, 22708, 22729, 22739, 22712, 22741, 22710, 22755, 22755 #3, 1098, 1090, 1070, 1062, 22785, 22755, 22787, 22791, 22730, 22734, 22700, and 1045. A 'Fire Station #1' is also labeled. A scale bar indicates 100 feet.

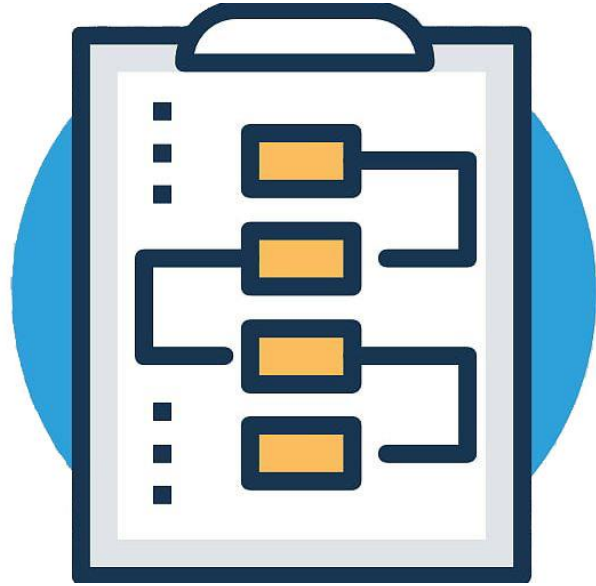
- Existing 1,220 square foot vacant commercial building on a 0.51-acre site
- Current Zoning: Downtown Main Street
- Current General Plan Land Use Designation: City Center - Retail and Office Commercial



Floor Plan



Site Plan



Business Operations

Services

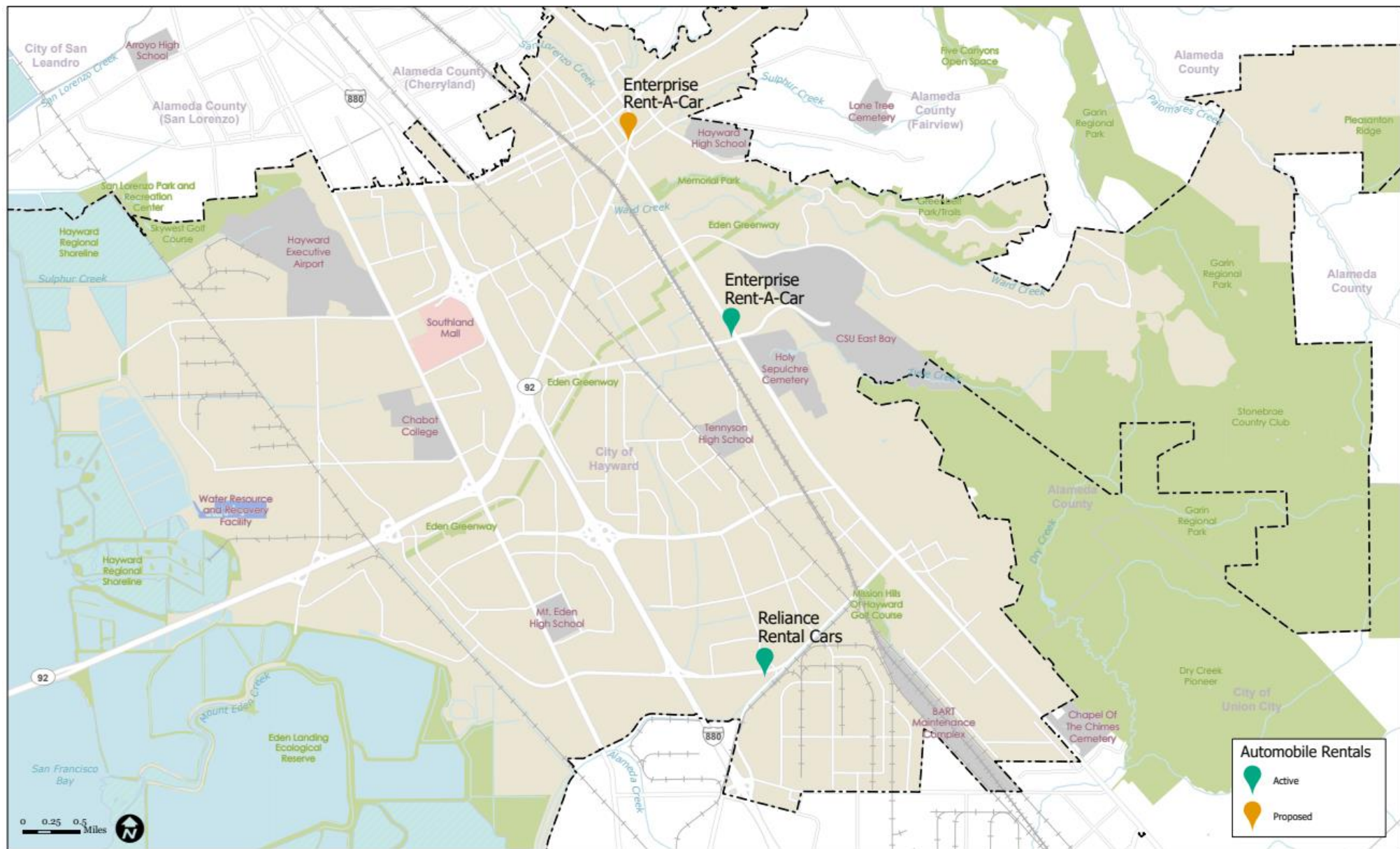
- ✓ Offers vehicle rentals primarily consisting of sedans, minivans, and SUVs
- ✓ Fleet includes a wide selection of hybrid and electric “green” vehicles
- ✓ Complimentary Pick-Up Service
- ✓ Onsite handwashing and vacuuming of rental vehicles

Hours of Operation

- ✓ Monday through Friday from 7:00 a.m. to 6:00 p.m. and Saturday and Sunday from 8:00 a.m. to 2:00 p.m.

Staffing

- ✓ Five full-time and two part-time employees



September 2025

Hayward Automobile Rental Businesses



- Rental vehicles may only be parked in the designated rental vehicle display parking spaces show on project plans.
- Vehicle cleaning is limited to hand washing and vacuuming of inventory vehicles only, conducted exclusively within the enclosed wash pad.
- No vehicle detailing, automotive repairs, or painting will be performed on site.
- Install a six-foot decorative metal fence along the eastern and southern property lines.

Conditions of Approval

General Plan Conformance



- ✓ **Economic Development Policy ED-1.11:** 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.
- ✓ **Land Use Policy LU-1.4:** The City shall encourage property owners to revitalize or redevelop abandoned, obsolete, or underutilized properties to accommodate growth.
- ✓ **Land Use Policy LU-1.6:** The City shall encourage the integration of a variety of compatible land uses into new and established neighborhoods to provide residents with convenient access to goods, services, parks and recreation, and other community amenities.
- ✓ **Land Use Policy LU-3.2:** The City shall encourage the development of neighborhood amenities and complimentary uses in central locations of the neighborhood whenever feasible.

A nighttime aerial photograph of a city and a large bridge over a body of water. The city lights are visible in the foreground and middle ground, while the bridge spans across the water in the background. The sky is dark with some light clouds.

STAFF RECOMMENDATION:

That the Planning Commission approve the proposed Conditional Use Permit with Site Plan Review to operate an automobile rental business with a car washing operation based on the draft findings and subject to the recommended conditions of approval