

**PLANNING COMMISSION MEETING
THURSDAY, APRIL 23, 2026**

PRESENTATIONS

STAFF PRESENTATION

ITEM #1 PH 26-019

Proposal to Allow an Outdoor Automobile Storage Yard with Related Fleet Support Activities, Including Vehicle Preparation and Minor Automotive Repair, for an Automobile Auctioning Company on a 6.7-Acre Parcel Located at 2348 Industrial Parkway West Containing an Existing Truck Terminal, Application No. UP-25-0035; Andrew Hess, Layline LLC, Applicant/Property Owner

Manheim Auctions Outdoor Vehicle Storage Yard Conditional Use Permit Application No. UP-25-0035

Planning Commission Meeting
April 23, 2026
Steve Kowalski, Senior Planner



Background

- **Early 1970s:** Subject property developed with existing truck terminal facility and used for truck freight purposes for several decades
- **March 11, 2010:** Planning Commission approves CUP Application PL-2009-0534 allowing Copart (auto auction business) to use property for outdoor vehicle storage
- **Early 2023:** Copart relocates outdoor storage yard to 1964 Sabre Street; property remains vacant for 6+ months, resulting in lapse of previous CUP approval
- **December 16, 2025:** Applicant submits subject CUP application to re-establish use of property for outdoor vehicle storage for Manheim auto auction business

Project Site



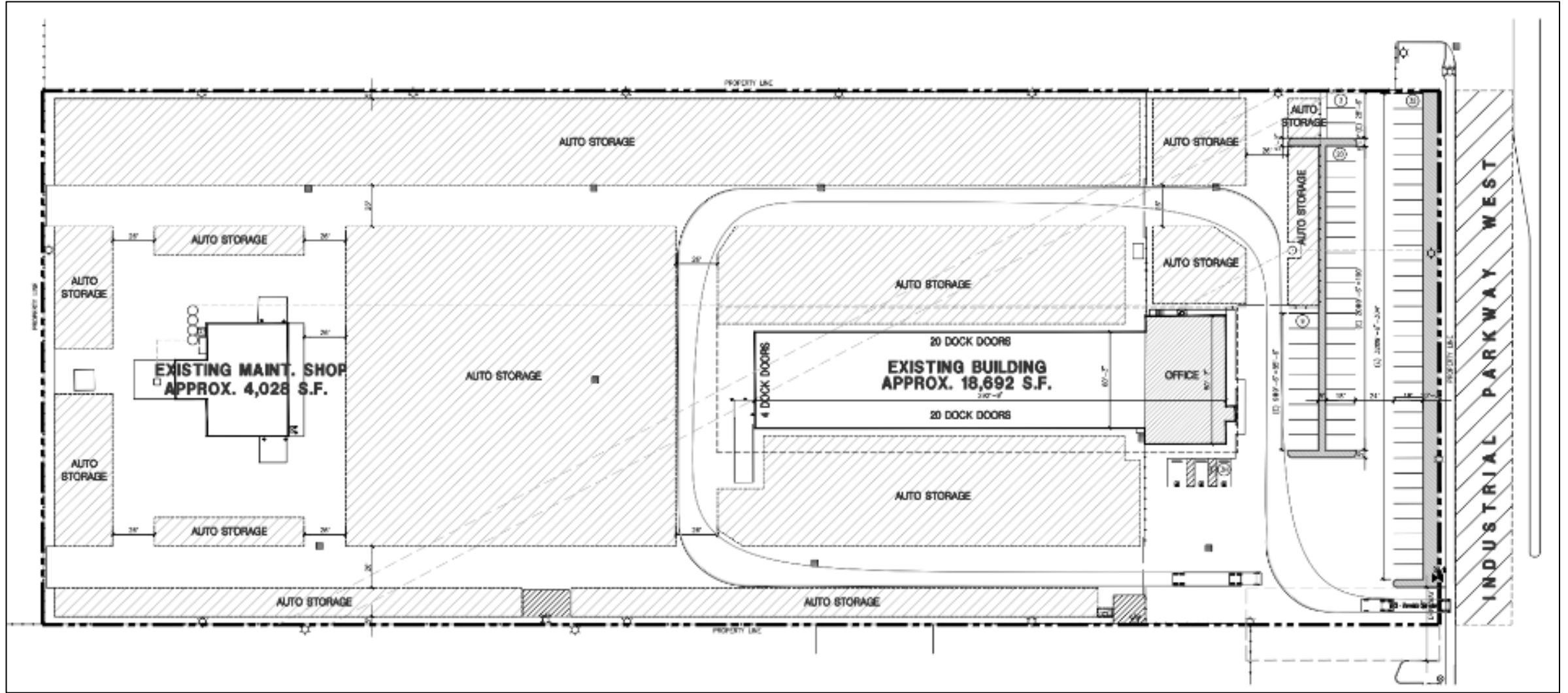
Site Details

- 6.7-acre parcel ± 0.4 miles west of I-880
- Contains existing 18,692 sq. ft. terminal w/ 20 truck loading docks
- 64-space parking lot at front of site
- $\pm 4,000$ sq. ft. maintenance shop at rear of site.
- Zoning: General Industrial (IG)
- General Plan Land Use Designation: Industrial Corridor (IC)

Proposed Operations

- Operational 5 days a week from 7 AM to 6 PM, with ± 25 employees
- Approximately 600-700 vehicles to be temporarily stored on site at a time
- Site receives up to 10 vehicle deliveries per day; sources include auto dealers, rental car companies, government agencies & banks
- Vehicles are checked and minor work such as door ding repairs & cracked windshield replacements are conducted on-site (if needed, more extensive repairs are conducted off-site at professional shop)
- Vehicles determined ready for auction are washed, vacuumed/dusted, and have oil changed and all fluids topped off before being driven to auction site 1.1 miles away

Proposed Site Plan



Site Photographs



General Plan Conformance



- ✓ **Economic Development Goal ED-1: A Diversified & Robust Economy:** Diversify the economic base of Hayward to support a robust and stable economy with a diverse range of employment, shopping, and cultural opportunities for residents.
- ✓ **Economic Development Goal ED-3: Business Expansion & Retention:** Grow the local economy and employment base by supporting efforts to expand and retain local businesses.
- ✓ **Mobility Goal M-11: Goods Movement:** Balance the safe and efficient movement of goods with local access and circulation needs.
- ✓ **Mobility Policy M-11.1: Goods Movement:** The City shall provide an efficient transportation system for the movement of goods and services through and within Hayward, while meeting the safety and mobility needs of all roadway users

STAFF RECOMMENDATION:

That the Planning Commission find the project exempt from CEQA pursuant to CEQA Guidelines Section 15301 and approve the CUP for outdoor vehicle storage as shown in Attachment V, based on the findings in Attachment II and subject to the conditions in Attachment III.

APPLICANT PRESENTATION

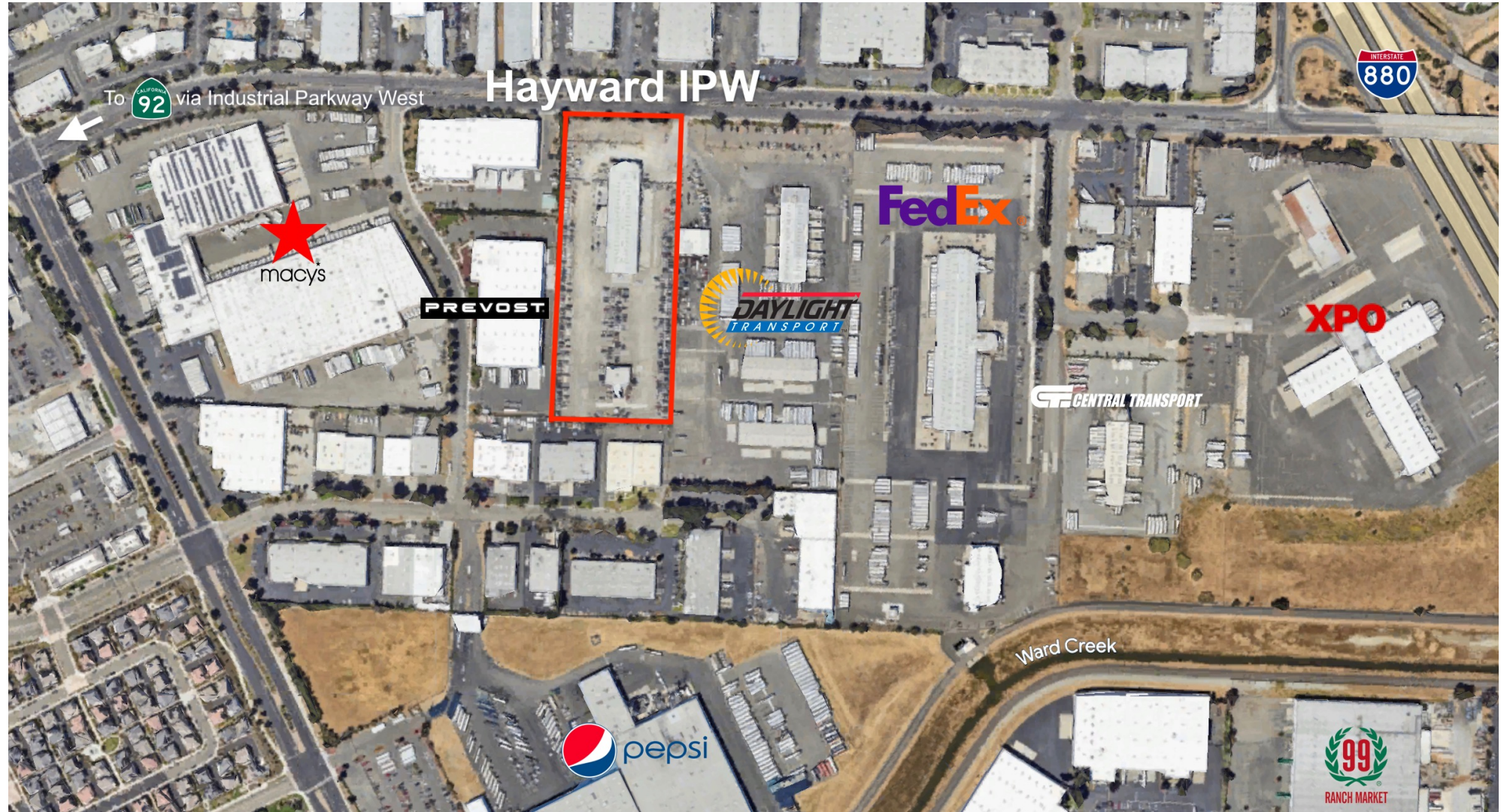
ITEM #1 PH 26-019

Proposal to Allow an Outdoor Automobile Storage Yard with Related Fleet Support Activities, Including Vehicle Preparation and Minor Automotive Repair, for an Automobile Auctioning Company on a 6.7-Acre Parcel Located at 2348 Industrial Parkway West Containing an Existing Truck Terminal, Application No. UP-25-0035, Andrew Hess, Layline LLC, Applicant/Property Owner

2348 Industrial Parkway West

LAYLINE

- Layline is locally owned and operated by Drew and Mark
- Deep family and business roots in Hayward
- Property purchased vacant in 2023



2348 Industrial Parkway West



- Layline clean-up and improved the property to reactivate and lease it
- Completed Exterior Maintenance Program
 - Converted Yard Lights to LED
 - Paved Yard
 - New Landscaping
 - New Roof and Skylights
 - Repainted Building
 - Fixed loading doors, fire sprinklers and fire alarms
 - Installed ADA lift



2348 Industrial Parkway West



From dated and dilapidated office...

To modern and current: we added windows, opened-up and rebuilt the office, break room and restrooms.

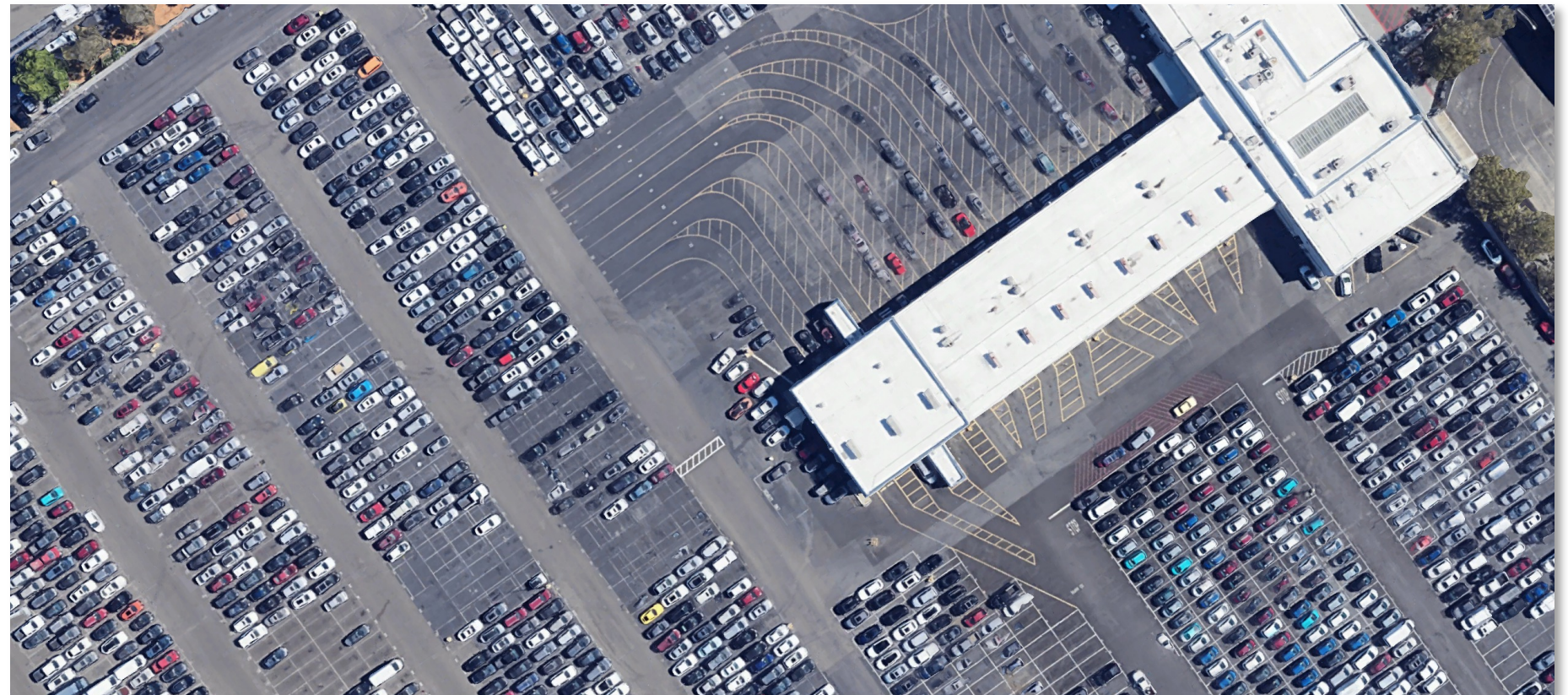


2348 Industrial Parkway West



- Manheim has been operating in Hayward since 1984
- Greg Beck, General Manager, Manheim San Francisco Bay
- Approval of this permit promotes the expansion of a longstanding Hayward business and creates local jobs

Manheim San Francisco Bay
Area Facility on Auction Way
in Hayward



2348 Industrial Parkway West

LAYLINE

