



**PLANNING COMMISSION MEETING
COUNCIL CHAMBERS AND VIRTUAL (ZOOM)
PARTICIPATION
Thursday, October 9, 2025, 7:00 p.m.**

Attachment I

The Planning Commission meeting was called to order at 7:05 p.m. by Chair Hardy. The Planning Commission held a hybrid meeting in the Council Chambers and virtually via Zoom.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: CHAIRPERSON: Hardy
COMMISSIONERS: Goodbody, Haman, Meyers, Stevens, Yorgov
Absent: COMMISSIONER: Lowe

Staff Members Present: Allen, Blanton, Lochirco, Ochinerro, Ochoa, Tabari,
Vigilia

PUBLIC COMMENTS

There were none.

PUBLIC HEARING

1. 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 and finding that the Project is Categorically Exempt from the Provisions of the California Environmental Quality Act (CEQA) Pursuant to Section 15301 of the CEQA Guidelines. Kris Hardwood, Studio Benavente Architects, Applicant; Nijjar Prabhjot K & Gurkirat S., Owner **PH 25-044**

Staff report submitted by Senior Planner Blanton, dated October 9, 2025, was filed.

Assistant Planner Ochoa introduced and provided a synopsis of the staff report.

Commissioner Haman asked if the proposed wash pad would be reused from another site. Assistant Planner Ochoa confirmed it is brand new.

Commissioner Haman inquired whether any hazardous materials would be stored on site. Assistant Planner Ochoa stated that the Hazardous Materials Department reviewed and approved the use of small quantities of materials like Windex and vehicle shampoo.



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Commissioner Haman inquired about the possibility of overspill into the storm drain system. Assistant Planner Ochoa stated that the wash pad was reviewed and approved to prevent overspill, with systems in place to collect and filter water before it enters the sanitary sewer.

Commissioner Haman asked if there are any immediate plans to add a security gate system besides the security cameras. Assistant Planner Ochoa stated that a security gate is not being proposed at this time.

Commissioner Haman asked whether the site is considered secure and safe as proposed. Enterprise Representative Hattori acknowledged past security issues following COVID but noted those have significantly decreased. He stated that vehicles will be securely parked overnight in the lot, monitored by security cameras with third-party vendor surveillance, and therefore, they feel a security gate is not necessary.

Commissioner Haman asked if there are plans to upgrade the electrical service to the property. Enterprise Representative Hattori explained that their fleet is primarily rented as replacements for customers' own vehicles through insurance claims. He noted that since customers typically charge their vehicles at home or public stations, they do not anticipate needing many chargers onsite currently, and that if demand increases, they will pursue electrical upgrades and the necessary permits.

Commissioner Haman asked whether there will be a need to regularly charge the vehicles on-site. Enterprise Representative Hattori explained that, like fuel-powered vehicles, if their electric vehicles are rented with a half charge, customers are expected to return them with a half charge.

Commissioner Haman suggested considering participation in Hayward's Adopt-a-Block program, since the conditions of approval require maintaining a clean street within 50 feet of the property.

Commissioner Meyers asked if the volume of replacement vehicles from insurance claims justifies a second store, and whether there are plans to close the other Mission store given past vandalism concerns. Enterprise Representative Hattori confirmed there is sufficient business to support both stores in Hayward. He highlighted the Mission Boulevard location serves the southern area, while the new site will better cover northern Hayward, improving service efficiency given the City's size and distribution of body shops.

Commissioner Meyers asked whether the store would employ 5 full-time and 2 part-time employees or if that is the number of staff present at any given time. Enterprise Representative Hattori stated that they expect to gradually build up to employing 5 full-time



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and 2 part-time staff, noting that this represents the anticipated maximum rather than the initial staffing level.

Commissioner Meyers asked whether only one or two employees will be on-site at a time. Enterprise Representative Hattori replied that the store operates from 7 a.m. to 6 p.m., so most of the staff will be on-site together during business hours.

Commissioner Meyers stated that he is asking about staffing levels to help calculate parking space requirements. Enterprise Representative Hattori noted that many employees, including managers, drive rental cars rather than personal vehicles to work, which may affect parking demand.

Commissioner Meyers asked whether the agency anticipates parking issues during the holidays, when rental demand and vehicle numbers increase, and how they plan to manage overflow parking. Enterprise Representative Hattori noted their extensive Bay Area network and large driving crew allow quick vehicle redistribution, minimizing parking issues. He explained that after-hours vehicle drops will not be allowed, and they do not foresee significant problems.

Commissioner Meyers asked whether the driveway will have a separate entrance and exit. Enterprise Representative Hattori confirmed the driveway will have one entrance, with rental vehicles exiting through a separate exit.

Commissioner Goodbody inquired whether customers dropping off rental vehicles will be able to securely leave their keys via a designated drop box or similar system. Enterprise Representative Hattori explained that vehicle returns will only be accepted during business hours when employees are present to collect keys. He noted that while key drop boxes are used at other locations, they will not be allowed here due to security concerns.

Commissioner Goodbody asked whether the vehicles are equipped with locks on their catalytic converters. Enterprise Representative Hattori stated that their fleet is shared across multiple locations, so not all vehicles are equipped with catalytic converter locks. He acknowledged that thefts, particularly of catalytic converters, were an issue following COVID, but noted that those incidents have significantly declined.

Commissioner Goodbody inquired whether staff believes the current lighting is sufficient for the space. Assistant Planner Ochoa stated that staff determined that additional lighting was not necessary for the site.

Commissioner Yorgov asked whether the security issues mentioned at the other Hayward location during the start of the pandemic are no longer a concern, or if sporadic incidents



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still occur. Enterprise Representative Hattori stated that they are confident in their monitored security camera system, which allows for immediate response if suspicious or illegal activity is detected. He added that while there have been incidents at the Mission Boulevard location, the Hayward Police Department has been very responsive.

Commissioner Yorgov asked whether the Planning Commission's decision on the conditional use permit is final, unless the City Council chooses to call it up for further review, to which Planning Manager Lochirco replied yes.

Chair Hardy asked whether the business model includes potential for attracting other types of customers and how that currently functions at the Mission Boulevard location. Enterprise Representative Hattori confirmed that while insurance replacement rentals are the core of their business, they also serve a significant number of retail customers, including Hayward residents renting for travel or short-term needs. He emphasized that the high local demand justifies the need for two locations and noted that they also provide rentals to local businesses, offering a diverse fleet to meet a variety of customer needs.

Chair Hardy asked whether most customers at the Mission Boulevard location are Hayward residents or if a significant number come from outside the City. Enterprise Representative Hattori stated that while exact numbers are not available, some customers likely come from nearby areas such as Fremont and San Leandro. He noted that his role is focused on real estate and facilities, but the customer data could be provided if needed.

There being no public comment, Chair Hardy opened and closed the public hearing at 7:31p.m.

Chair Hardy expressed appreciation to the applicant for their long-standing presence in Hayward and for opening a second location in the City.

Enterprise Representative Hattori shared that Enterprise has been operating in Hayward for over 35 years, noting his personal connection as he has been with the company for 33 years and started the Mission Boulevard location. He expressed enthusiasm about opening the second location and his personal ties to the community.

Commissioner Yorgov expressed enthusiasm for the new location, especially in a part of the City with vacant storefronts, and thanked the applicant for their investment.

It was moved by Commissioner Stevens, seconded by Commissioner Goodbody, and carried unanimously, that the Planning Commission found the proposed use is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 and approve the proposed Conditional Use Permit with Site Plan Review to operate an automobile rental with car wash establishment based on the findings and analysis in this staff report, and subject to the conditions of approval.



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AYES:	COMMISSISONER	Goodbody, Haman, Meyers, Stevens, Yorgov Hardy
	CHAIR	
NOES:	COMMISSIONER	
ABSENT:	COMMISSISONER	Lowe
ABSTAIN:	COMMISSIONER	

COMMISSIONERS' ANNOUNCEMENTS, REFERRALS

Planning Manager Lochirco made two announcements: 1) the next Planning Commission meeting is scheduled for October 23rd and will include one agenda item, which is a vesting tentative map for a previously entitled 2023 project, allowing the developer to sell condominiums; and 2) City offices will be closed on Indigenous Peoples Day next Monday, wishing everyone a restful and reflective weekend.

Commissioner Haman announced that on October 18, 2025, the Green and Clean Commission is hosting a neighborhood cleanup event and H.A.R.D. is also holding a cleanup at the park; and encouraged everyone to participate in helping to keep the City clean.

ADJOURNMENT

Chair Hardy adjourned the meeting at 7:35 p.m.

APPROVED:

Ron Meyers, Secretary
Planning Commission

ATTEST:

Briea Allen
Planning Commission Secretary
Office of the City Clerk