



SUBJECT

Proposal to Add Full-Service Automobile Detailing to the Existing Heart of the Bay Self-Service Car Wash Located at the Mobil Gas Station at 391 West A Street (Assessor Parcel Nos. 429-0077-025-01 and 429-0077-026-00) Requiring Approval of Conditional Use Permit Modification No. 202203390. Daljit Singh, New Raja Enterprises LLC (Applicant/Owner).

RECOMMENDATION

That the Planning Commission approve the Conditional Use Permit (CUP) Modification to allow the addition of full-service automobile detailing to the existing self-service car wash operation located at 391 West A Street based on the analysis set forth in this report and the required findings contained in Attachment II, and subject to the conditions of approval contained in Attachment III.

SUMMARY

The applicant is requesting approval of a CUP Modification to allow the addition of full-service automobile detailing to the existing Heart of the Bay Car Wash self-service car wash currently operating at the Mobil gas station located at 391 West A Street. The detailing service would be provided by one (1) new full-time employee who would detail one vehicle at a time using one of two existing vacuum bay parking stalls on the site. The project plans also feature a new freestanding shade structure with benches adjacent to the parking stalls where customers would be able to sit and wait for their vehicles. The existing self-service car wash was permitted under the approval of CUP Application No. 201600398 by the Planning Commission on June 23, 2016. The proposed change to add full-service detailing to the car wash operation requires approval of a modification to the original CUP since it would change the nature of the operation from a self-service facility to one that offers a full-service option.

BACKGROUND

On November 28, 1995, the Council adopted Resolution No. 95-235 approving Conditional Use Permit No. 94-102 allowing Unocal 76 Petroleum Products Company to construct a Unocal 76 service station featuring a canopy with six fuel dispensers and 12 refueling stations, and a 2,343-square-foot building housing a Circle K convenience store and a drive-through restaurant facility. In addition, Variance No. 95-180-10 was approved allowing a monument sign to be located within the required front yard setback along West A Street and allowing directional signage to include the company's logo. Further, a Negative Declaration prepared pursuant to the California Environmental Quality Act was adopted for the project by the Council in conjunction with the project approval. The drive-through restaurant facility housed a Taco Bell up until 2004, after which time it sat vacant.

In January 2016, the applicant submitted CUP Application No. 201600398 to replace the drive-through restaurant facility with a new self-service car wash facility which the Planning Commission approved on June 23, 2016. On March 29, 2016, the applicant also obtained approval from the Alameda County Board of Supervisors for a General Plan Amendment to change the land use designation of the vacant, wedge-shaped property located directly across the street from the gas station at 22083 Arbor Avenue from Medium Density Residential to General Commercial to allow a full-service automobile detailing facility as an extension of the car wash on that property. The detailing facility was planned to accommodate up to eight vehicles, with vacuums, a small building with laundry facilities and storage room, and a waiting area for customers. The applicant completed construction of the car wash facility on the gas station site located within Hayward city limits in 2018, but never constructed the detailing facility on the County site. Since then, the applicant has added self-service vacuum stations to the gas station site which customers are able to use for free when washing their vehicles. On June 28, 2022, the applicant submitted the subject CUP Modification application to allow the addition of full-service detailing to the car wash, as well as the construction of a shade structure and customer waiting area (the CUP Modification also originally included a proposal to sell beer and wine from the convenience store, but the applicant withdrew that component after receiving negative feedback from staff and the City Council). The applicant still intends to construct the detailing facility on the County site at a future date if the proposed detailing service is successful.

Public Outreach. On July 7, 2022, the City mailed 86 Notices of Application Receipt for the project to the owners and occupants of all properties within a 300-foot radius of the project site. Staff received no inquiries from the public as a result of this notification.

On August 26, 2022, a Notice of Public Hearing for this Planning Commission meeting was sent to the same list of addresses that received the Notice of Application Receipt and also published in *The Daily Review* newspaper. As of the date this staff report was published, Planning Division staff has not received any comments from any members of the public regarding the proposed CUP Modification.

PROJECT DESCRIPTION

Existing Conditions. The applicant currently owns and operates the existing gas station and self-service car wash facility located on the northeast corner of West A Street and Arbor Avenue at 391 West A Street. The site measures 0.65 acres and contains a 2,343-square-foot convenience store, canopy with six gas pumps and 12 refueling stations, a hydrogen vehicle refueling station, a drive-through car wash tunnel, an air/water station, and 12 parking spaces (six of which are equipped with self-service vacuums). Currently, approximately 21 percent of the site is landscaped. Customers who use the car wash are allowed to use the vacuums for free, but the operation is currently entirely self-service. The project site is surrounded by other commercial and multi-family residential uses and is zoned CN, Neighborhood Commercial.

Proposed Project. The applicant is proposing to offer full-service automobile detailing as an option to its car wash customers seven days a week from 9:00 AM to 5:00 PM and to construct a new 216-square-foot shade structure over a small outdoor seating area for the customers

utilizing the service. The service would consist of one new full-time employee who would take the vehicles to be detailed through the drive-through car wash and over to one of two vacuum-equipped parking stalls nearest the shade structure, where the vehicle's interior and exterior would be detailed while the customer waits. Two stalls would be reserved for the service in case a second customer arrives while the detailer is already working on a vehicle. Customers would be able to choose to have either their vehicle exteriors or interiors cleaned, or both.

The self-service component of the car wash would continue to be available to customers who do not wish to have their cars detailed, and four vacuum stalls would remain available to those customers on a first-come, first-served basis.

POLICY CONTEXT AND CODE COMPLIANCE

Hayward 2040 General Plan. The project site has a land use designation of Commercial/High Density Residential in the *Hayward 2040 General Plan*. Allowable uses on properties having this land use designation include retail and service uses, professional offices, multi-family residential development, live-work units, and mixed-use developments containing both residential and commercial uses.

The proposed detailing service would be consistent with the following *Hayward 2040 General Plan* goals and policies:

- *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.

By allowing the applicant to expand the existing car wash service to include an optional full-service detailing component, the City would be assisting a local small business owner to expand their business offerings and, at the same time, providing a specialized service for Hayward residents and workers who choose to pay for full-service car wash and detailing services. Further discussion of the consistency between the proposed use and policies are included in the Staff Analysis section below and in Attachment II, Findings.

Zoning Ordinance. The project site is located within the Neighborhood Commercial (CN) zoning district¹, along a busy commercial segment of West A Street. The CN district allows the establishment of a car wash facility subject to approval of a Conditional Use Permit.² The

¹ Section 10-1.800 (Neighborhood Commercial District) of Hayward Municipal Code:
https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART1ZOOR_S10-1.800NECODICN

² Section 10-1.3200 (Conditional Use Permit) of Hayward Municipal Code:
https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=CD_ORD_CH10PLZOSU_ART1ZOOR_S10-1.3200CIOUSPE

applicant obtained approval of CUP Application No. 201600398 for the existing self-service car wash facility on June 23, 2016. In order to add the full-service detailing component and change the nature of the operation from a self-service facility to one that offers a full-service option, the applicant is requesting approval of a modification to the previously approved CUP.

The proposed change to add full-service detailing to the car wash operation and construct the new freestanding shade structure would result in the addition of one new full-time employee to the establishment's workforce and 216 square feet of additional lot coverage. These changes affect the use's degree of compliance with the minimum parking requirements and minimum site landscaping requirements. The following table shows how the proposal would comply with the applicable development standards pertaining to minimum parking and site landscaping:

Development Standard	Requirement	Required	Proposed	In Compliance?
Minimum Parking Requirement	1 space for each employee during largest work shift plus 1 space for air/water dispenser plus 1 space for each 400 sq. ft. of gross floor area of convenience store	9 spaces	12 spaces	Yes
Minimum Site Landscaping	20% of total site	20% (21% existing)	20%	Yes

Parking: As this table shows, the project will comply with the minimum parking requirements even with the addition of one full-time employee during the largest work shift. The existing operation requires a minimum of eight parking spaces: one for the lone employee staffing the cash register; one for the air/water dispenser; and six for the convenience store. The additional employee that will provide the detailing service would bring the total required parking to nine spaces. The site currently features 12 parking spaces, so the site exceeds the minimum parking requirement even with the addition of detailing service.

Landscaping: For all drive-in establishments including gas stations and car washes, a minimum of 20 percent of the site is required to be landscaped. Currently, 21 percent of the project site is landscaped. The construction of the new 216-square-foot shade structure and customer waiting area would reduce the total site landscaping by one percent to 20 percent; nevertheless, the site would still be in compliance with the minimum standard.

Conditional Use Permit Modification: The Planning Commission may approve a modification to an existing CUP when all of the required findings prescribed by Section 10-1.3225 of the Hayward Municipal Code can be met. The required findings are as follows:

- a. The proposed use is desirable for the public convenience or welfare;
- b. The proposed use will not impair the character and integrity of the zoning district and surrounding area;

- c. The proposed use will not be detrimental to the public health, safety, or general welfare; and
- d. The proposed use is in harmony with applicable City policies and the intent and purpose of the zoning district involved.

As stated above, allowing the applicant to offer full-service detailing as a menu item for car wash customers would provide Hayward residents with a convenient option to get their vehicles professionally cleaned at an appropriate location where self-service car washing and refueling are already taking place. Additionally, staff has included a number of operational conditions of approval (Attachment III) that will ensure that the proposed detailing service does not adversely impact the public or the adjacent land uses. Further analysis related to the findings is included in the Staff Analysis section below and contained in Attachment II, Findings.

STAFF ANALYSIS

Staff has reviewed the project application and believes that the Planning Commission can make the required Findings to conditionally approve the addition of the full-service detailing component to the existing self-service car wash operation. As mentioned previously, the proposed use is located along a busy segment of a major commercial corridor, so the addition of a full-service component to an existing self-service car wash at the site would not be an inappropriate or incompatible change in land uses that could have an adverse impact on the adjacent properties. Furthermore, the proposed modification would be consistent with the Neighborhood Commercial Zoning District, as well as the goals and policies of the City's General Plan, which calls for supporting local small businesses and providing a wide range of goods and services within the City that meet the everyday and specialized needs of Hayward residents and workers.

The existing operational conditions governing the self-service car wash from the current CUP that aim to mitigate any adverse impacts from the facility on the neighboring residential uses would remain in effect, and new operational conditions applicable to the full-service detailing component would be included to ensure that it, too, does not pose any nuisances to the surrounding neighborhood. Included among these new conditions will be a limitation on the number of employees that the detailing service can utilize at any given time and the number of parking stalls that it can occupy. These limitations will ensure that the detailing operation does not overburden the site when combined with all the other existing services being offered on the premises. Finally, the addition of detailing service is not expected to result in a significant increase in traffic to and from the site or in existing noise levels being generated by the car wash, and the overall change to the nature and intensity of the entire operation is expected to be minimal since customers will likely only utilize the service on an occasional basis due to the length of time it can take to complete a full-service detailing.

ENVIRONMENTAL REVIEW

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 additional full-time employee and the construction of a single, small freestanding shade structure for the customer waiting area. Therefore, no environmental review is necessary.

NEXT STEPS

If the Planning Commission approves the Conditional Use Permit, then a 10-day appeal period will commence from the date of decision. If no appeal is filed, then the decision will be deemed final. If an appeal is filed within the 10-day time frame, then the application will be heard by the Council for final disposition.

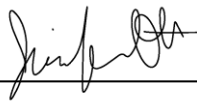
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