



# CITY OF HAYWARD

Hayward City Hall  
777 B Street  
Hayward, CA 94541  
[www.Hayward-CA.gov](http://www.Hayward-CA.gov)

## Agenda - Final

# Planning Commission

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**Thursday, January 8, 2026**

**7:00 PM**

**Council Chambers & Virtual  
Platform (Zoom)**

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### PLANNING COMMISSION MEETING

NOTICE: The Planning Commission will hold a hybrid meeting in the Council Chambers and virtually via Zoom.

*How to watch the meeting from home:*

1. Comcast TV Channel 15
2. Live stream <https://hayward.legistar.com/Calendar.aspx>
3. YouTube Live stream: <https://www.youtube.com/user/cityofhayward>

*How to submit written Public Comment:*

*Send an email to [cityclerk@hayward-ca.gov](mailto:cityclerk@hayward-ca.gov) by 3:00 p.m. the day of the meeting. Please identify the Agenda Item Number in the subject line of your email. Emails will be compiled into one file, distributed to the Planning Commission and staff, and published on the City's Meeting & Agenda Center under Documents Received After Published Agenda. Written comments received after 3:00 p.m. that address an item on the agenda will still be included as part of the record.*

*How to provide live Public Comment during the Planning Commission Meeting:*

*Please click the link below to join the webinar: <https://hayward.zoom.us/j/83683116399?pwd=FpkhGqJPmoaDq2A76mIpnmwJrzsys0.1>*

*Webinar ID: 836 8311 6399*

*Password: PC1826@7pm*

*Or Telephone:*

*Dial (for higher quality, dial a number based on your current location):  
1 669 900 6833 or +1 646 931 3860 (Toll Free)*

*Webinar ID: 836 8311 6399*

*Password: 0386558329*

**PLANNING COMMISSION MEETING****ROLL CALL****SB 707 TELECONFERENCE NOTIFICATIONS AND CONSIDERATION****CALL TO ORDER Pledge of Allegiance****PUBLIC COMMENTS**

*The PUBLIC COMMENTS section provides an opportunity to address the Planning Commission on items not listed on the agenda. The Commission welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Commission is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff for further action. Speakers shall not use threatening, profane, or abusive language which disrupts, disturbs, or otherwise impedes the orderly conduct of a Commission meeting. The City is committed to maintaining a workplace free of unlawful harassment and is mindful that City staff regularly attend Commission meetings. Discriminatory statements or conduct that is hostile, intimidating, oppressive, or abusive – are per se disruptive to a meeting and will not be tolerated.*

**ACTION ITEMS**

*The Commission will permit comment as each item is called for Public Hearing. Please submit a speaker card to the Secretary if you wish to speak on a public hearing item.*

**PUBLIC HEARING**

**For agenda item No. 1, the decision of the Planning Commission is final unless appealed. The appeal period is 10 days from the date of the decision. If appealed, a public hearing will be scheduled before the City Council for final decision.**

- 1      [PH 26-001](#)      Proposal to Replace One of Six Existing Self-Service Bays with Touch Free Automatic Car Wash Equipment at Bubble Machine Car Wash at 22235 Mission Boulevard (APN: 428-0036-058-01) Requiring a Conditional Use Permit (Application No. UP-25-0012). Applicant: Melvin Higginbotham, MHA Design Services; Owner: Prem Kumar.

- Attachments:**    [Attachment I Staff Report](#)  
[Attachment II Findings](#)  
[Attachment III Conditions of Approval](#)  
[Attachment IV Project Plans](#)  
[Attachment V Business and Operations Plan](#)  
[Attachment VI Noise Study](#)  
[Attachment VII Car Wash Map](#)

**APPROVAL OF MINUTES**

- 2      [MIN 26-001](#)      Minutes of the Planning Commission Meeting on October 9, 2025

- Attachments:**    [Attachment I Draft Minutes of October 9, 2025](#)

- 3      [MIN 26-002](#)      Minutes of the Planning Commission Meeting on October 23, 2025

- Attachments:**    [Attachment I Draft Minutes of October 23, 2025](#)

**COMMISSION REPORTS**

Oral Report on Planning and Zoning Matters

Commissioners' Announcements, Referrals

- 4      [RPT 26-001](#)      2026 Planning Commission Meeting Schedule

- Attachments:**    [Attachment I 2026 Planning Commission Meeting Schedule](#)

**ADJOURNMENT**

**NEXT MEETING, JANUARY 22, 2026, 7:00PM**

**PLEASE TAKE NOTICE**

*That if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing.*

**PLEASE TAKE FURTHER NOTICE**

*That the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.*

*\*\*\*Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Permit Center, first floor at the above address. Copies of staff reports for agenda items are available from the Commission Secretary and on the City's website the Friday before the meeting.\*\*\**

*Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting the City Clerk at (510) 583-4400 or [cityclerk@hayward-ca.gov](mailto:cityclerk@hayward-ca.gov).*