PLANNING COMMISSION MEETING
THURSDAY, JANUARY 8, 2026

PRESENTATIONS

STAFF PRESENTATION
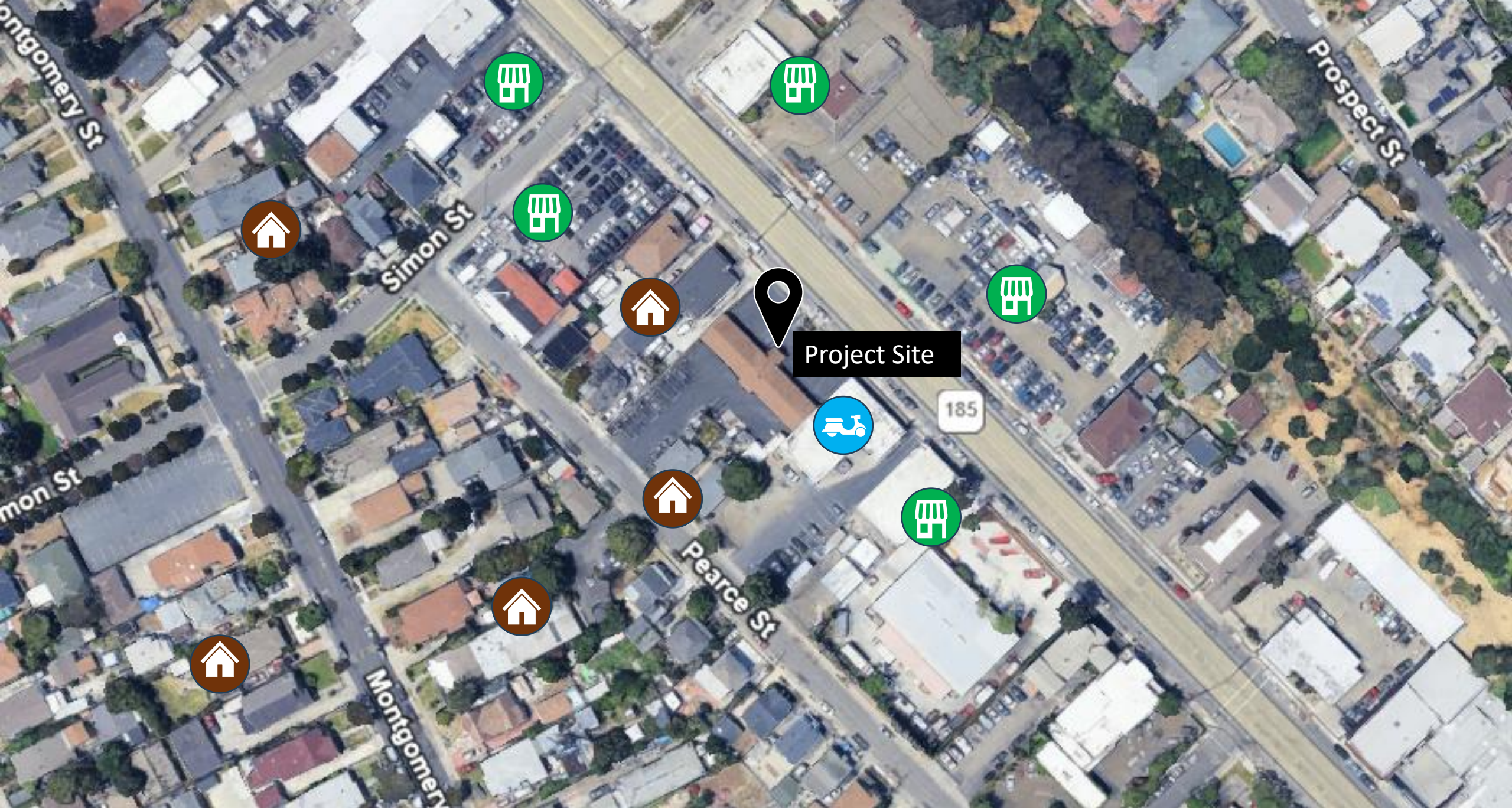

ITEM #1 PH 26-001

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

Conditional Use Permit

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

Planning Commission Hearing
January 8, 2026
Dulce Ochoa, Assistant Planner

HAYWARD

Project Site

Montgomery St

Prospect St

Simon St
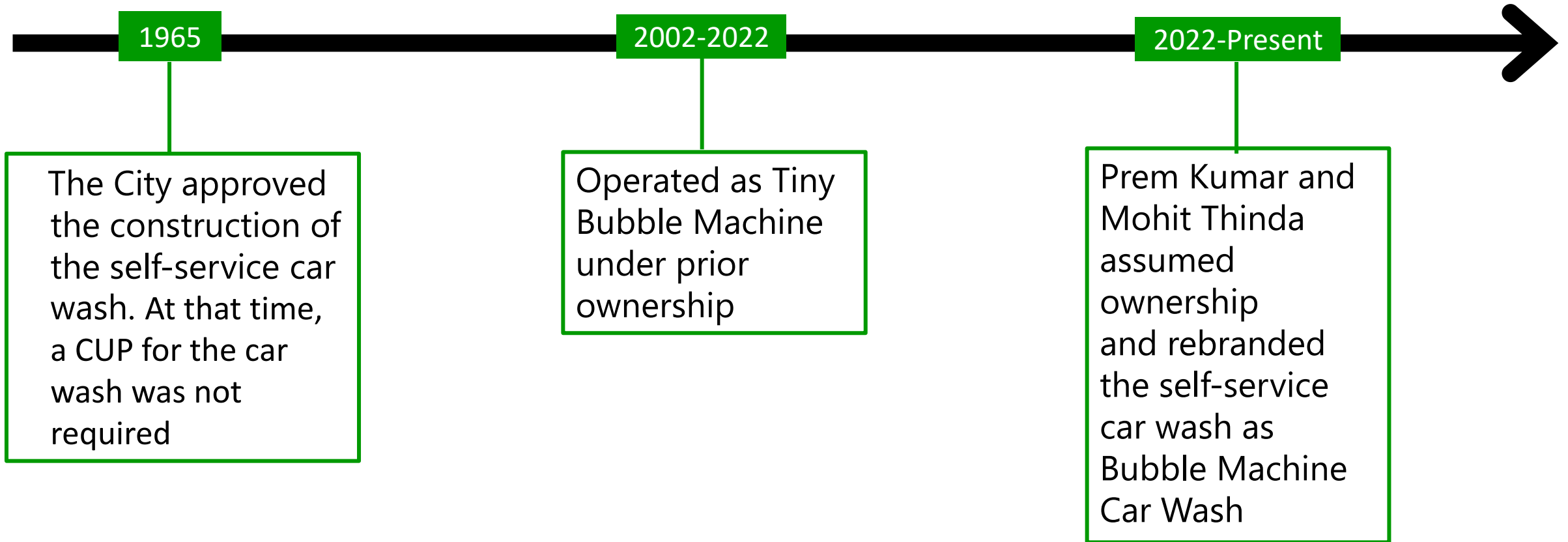
mon St

Pearce St

Montgomery

185

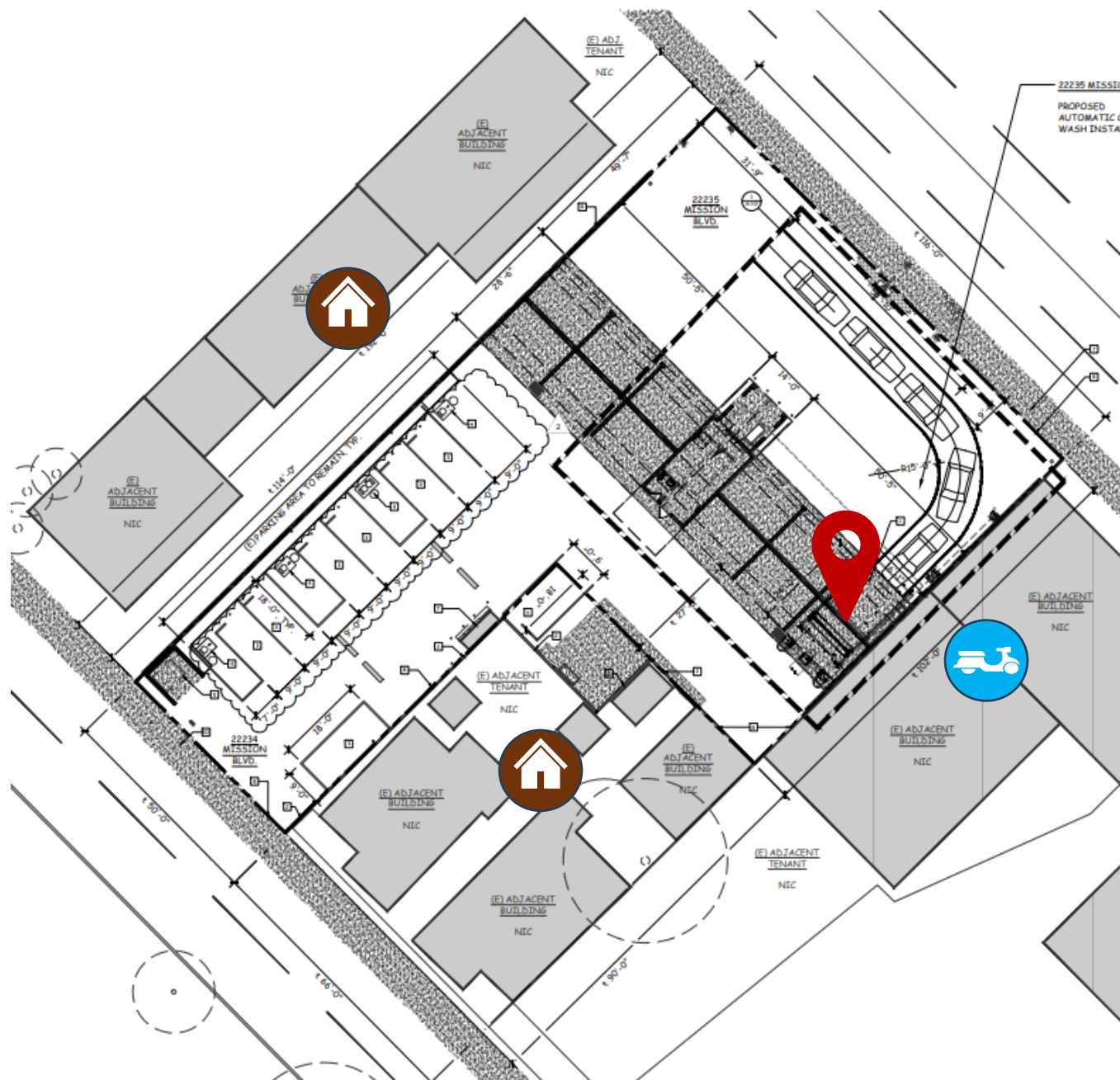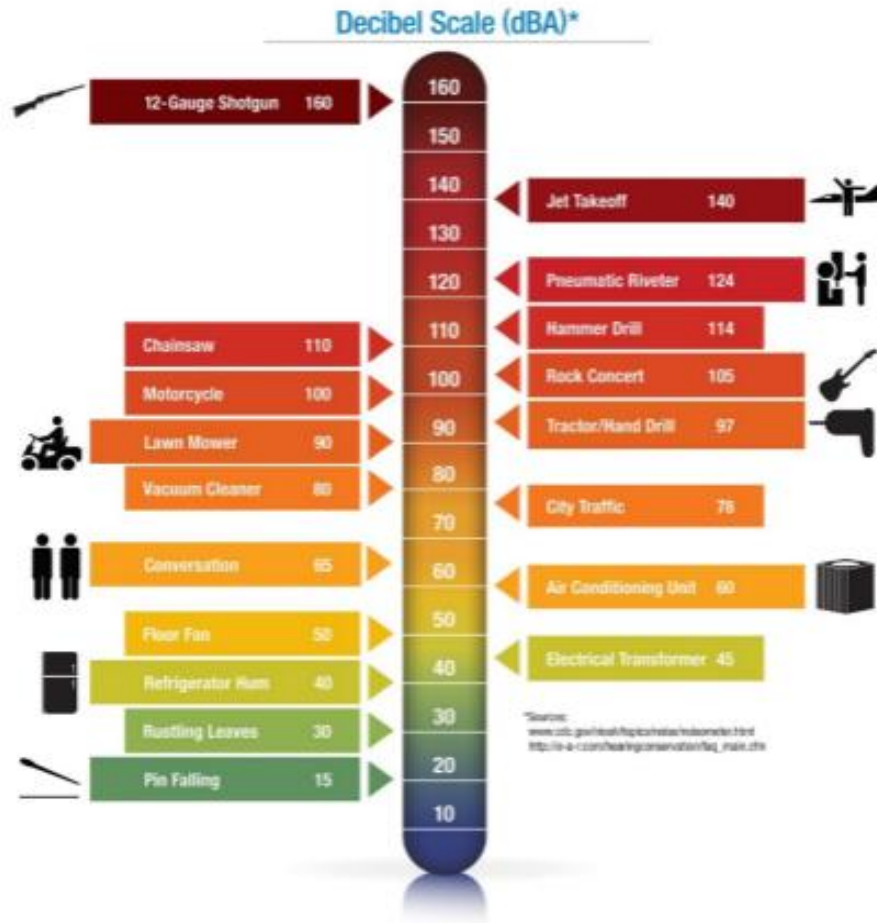HAYWARD

Project Site

Site Details

- Existing 3,549-square-foot car wash located on a 0.37-acre site that includes six self-service wash bays and six vacuum-equipped parking stalls, with CMU walls and wood fences of various heights constructed along portions of the property lines shared with the adjacent residential properties.

- Current Zoning: Mission Boulevard – Corridor Neighborhood

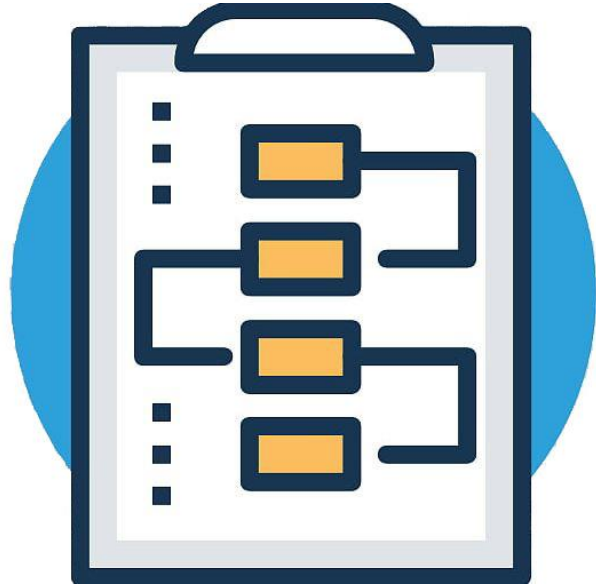- Current General Plan Land Use Designation: Sustainable Mixed Use

Background

1965 — 2002-2022 — 2022-Present

1965
The City approved the construction of the self-service car wash. At that time, a CUP for the car wash was not required

2002-2022
Operated as Tiny Bubble Machine under prior ownership

2022-Present
Prem Kumar and Mohit Thinda assumed ownership and rebranded the self-service car wash as Bubble Machine Car Wash

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Site Plan

Decibel Scale (dBA)*

- Per the City's Noise Ordinance, noise levels at the property line may not exceed seventy (70) dBA between 7:00 a.m. and 9:00 p.m., or sixty (60) dBA between 9:00 p.m. and 7:00 a.m.
- Bollard Acoustical Consultants prepared a noise study that concluded the proposed automatic car wash equipment would comply with noise standards without mitigation, provided operations occur between 7:00 a.m. and 9:00 p.m.
- The existing wooden fence along 22240 Pearce Street will be replaced with a new masonry wall, which will further reduce noise levels
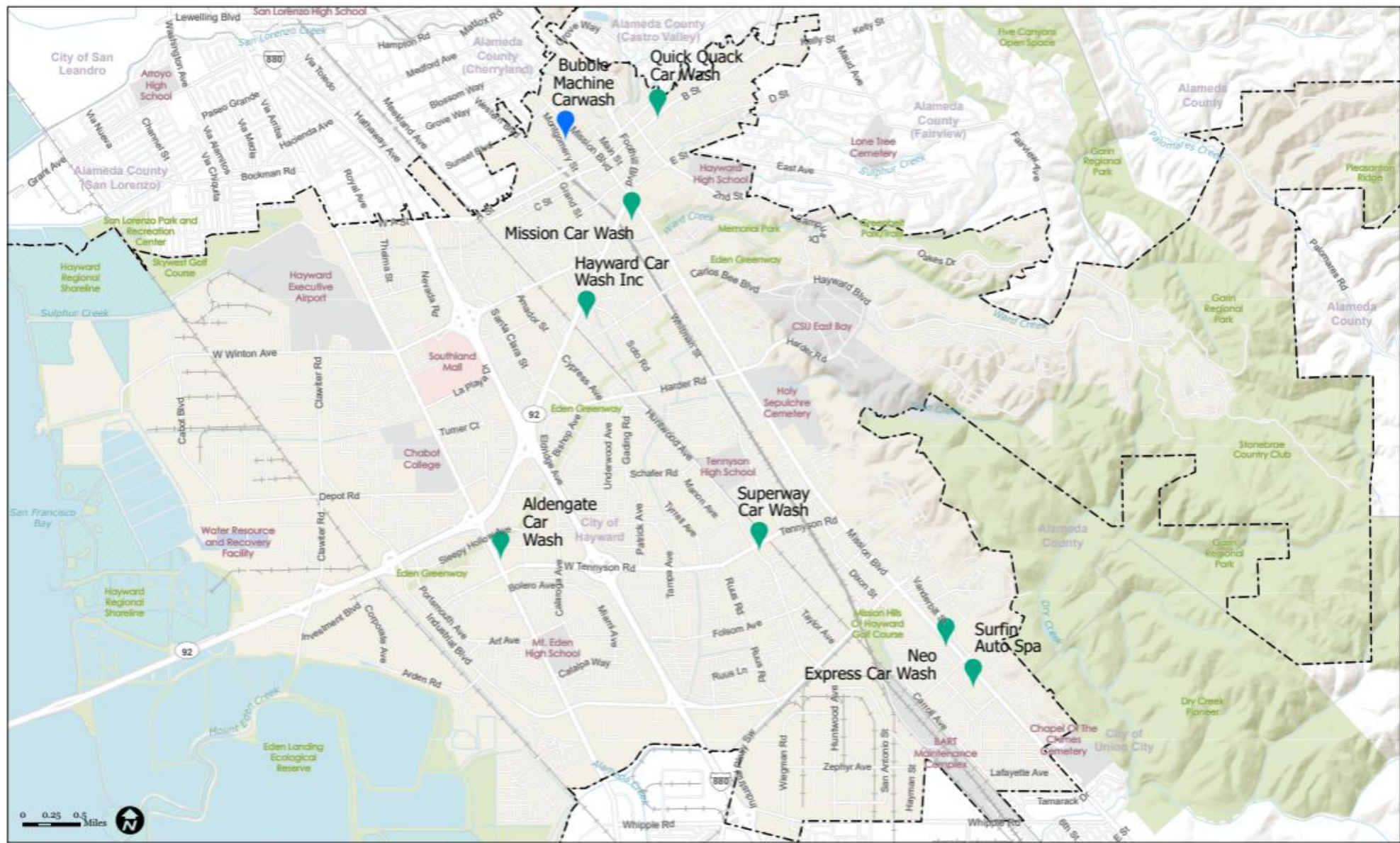
Noise Study

Business Operations

Services
- ✓ Expands services to offer touchless automatic car washes
- ✓ Continue operation of five self-service bays
- ✓ Six vacuum stalls will remain available for customer use

Hours of Operation
- ✓ Daily from 7:00 a.m. to 9:00 p.m.
- ✓ Reduced from 24-hour operation to align with the Noise Study

Staffing
- ✓ No on-site employees
- ✓ Owner will continue to perform weekly maintenance and restocking

Hayward Standalone Car Washes

- ✓ All vehicles will be required to queue on-site to prevent vehicles from encroaching into or blocking the public right-of-way, including sidewalks and travel lanes

- ✓ The car wash will be required to operate between 7:00 AM to 9:00 PM

- ✓ A new masonry wall will be constructed on site to replace the existing wooden fence

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.

- ✓ **Economic Development Goal ED 3:** Grow the local economy and employment base by supporting efforts to expand and retain local businesses

- ✓ **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.

STAFF RECOMMENDATION:

That the Planning Commission approve the proposed Conditional Use Permit to replace one of six existing self-service bays with touch-free automatic car wash equipment based on the draft findings and subject to the recommended conditions of approval

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