



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

Action Minutes Planning Commission

Thursday, January 8, 2026

7:00 PM

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

PLANNING COMMISSION MEETING

ROLL CALL

Present 6 - Member Karla Goodbody, Member Jeffrey Haman, Member Anika Hardy, Member Brigitte Lowe, Member Robert Stevens, and Member Vasko Yorgov

Absent 1 - Member Ron Meyers

PUBLIC COMMENTS

There were none.

ACTION ITEMS

PUBLIC HEARING

1 [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.](#)

A motion was made by Commissioner Yorgov, seconded by Commissioner Goodbody, to 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 analysis set forth in this staff report and the findings, and subject to the conditions of approval. The motion carried by the following vote:

Aye: 6 - Member Lowe, Member Stevens, Member Yorgov, Member Haman, Member Goodbody, and Member Hardy

APPROVAL OF MINUTES

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

A motion was made by Commissioner Haman, seconded by Commissioner Yorgov, to approve the Minutes of the Planning Commission meeting on October 9, 2025. The motion carried by the following vote:

Aye: 5 - Member Yorgov, Member Goodbody, Member Haman, Member Hardy, and Member Stevens

Abstain: 1 - Member Lowe

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

A motion was made by Commissioner Lowe, seconded by Commissioner Stevens, to approve the Minutes of the Planning Commission meeting on October 23, 2025. The motion carried by the following vote:

Aye: 5 - Member Lowe, Member Haman, Member Yorgov, Member Stevens, and Member Hardy

Abstain: 1 - Member Goodbody

COMMISSION REPORTS**Commissioners' Announcements, Referrals****4 2026 Planning Commission Meeting Schedule**

Informational Only.

ADJOURNMENT

The meeting adjourned at 7:39 p.m.

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