



# CITY OF HAYWARD

Hayward City Hall  
777 B Street  
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## Cover Memo

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**File #:** PH 18-052, **Version:** 1

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**DATE:** July 12, 2018

**TO:** Planning Commission

**FROM:** Planning Manager

### **SUBJECT**

Proposed Establishment of a Car Wash and Expanded Convenience Store at an Existing Gas Station at 438 West Tennyson Road (Assessor Parcel No. 465-0001-002-00) from Kevin Chiang, KC Associates/Xu Ying and Fan Li (Applicant/Owners) Requiring Approval of Conditional Use Permit Application No. 201601868.

### **RECOMMENDATION**

That the Planning Commission approve the Conditional Use Permit based on the analysis set forth in this report and the attached Findings (Attachment II), and subject to the Conditions of Approval (Attachment III).

### **SUMMARY**

The proposed project would result in renovation of the Tennyson Valero service station to replace an existing small convenience store with a new, approximately 3,000 square foot convenience store with offices above, and to install a new self-service car wash within a concrete shell structure. The existing gas station canopy, fuel stations and related underground equipment would remain in place and the service station would continuously operate during construction.

### **ATTACHMENTS**

Attachment I	Staff Report
Attachment II	Findings
Attachment III	Conditions of Approval
Attachment IV	Project Plans