



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

File #: PH 21-075, **Version:** 1

DATE: September 2, 2021

TO: Planning Commission

FROM: Ranu Aggarwal, AICP, Consulting Planner

SUBJECT

Proposed Major Automobile Repair Use in a Former Automotive Specialty Shop Facility Located at 629 Jefferson Street, Assessor Parcel No. 452-0068-013-00, Requiring Approval of a Conditional Use Permit, Application No. 202002682. Riaz Qureishi and Amjad Patel for DVargas Auto Body (Applicant), Haroon Khan (Property Owner).

RECOMMENDATION

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

SUMMARY

The applicant is requesting a Conditional Use Permit (CUP) to establish a major automobile repair use on a site that formally contained an automotive specialty repair shop. The proposed major automotive repair would be located within two existing buildings (1,485 square feet and 1,800 square feet) located at 629 Jefferson Street. The previous automotive use ceased operations in 2019 and currently both buildings are vacant. The applicant is proposing major automotive activities that involve autobody repair, painting, and replacement of parts for rental cars. The project would not include oil change services. The project site is zoned MB-CN, Mission Boulevard Corridor Neighborhood, and contains a Sustainable Mixed Use (SMU) land use designation in the Hayward 2040 General Plan.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Findings for Approval
Attachment III	Draft Conditions of Approval
Attachment IV	Project Plans
Attachment V	Use Permit 77-90
Attachment VI	Security Gate Photos