



**PLANNING COMMISSION MEETING
COUNCIL CHAMBERS AND VIRTUAL (ZOOM)
PARTICIPATION
Thursday, April 23, 2026, 7:00 p.m.**

The Planning Commission meeting was called to order at 7:01p.m. by Chair Goodbody. The Planning Commission held a hybrid meeting in the Council Chambers and virtually via Zoom.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: CHAIRPERSON: Goodbody
COMMISSIONERS: Haman, Meyers, Stevens, Yorgov
Absent: COMMISSIONER: Hardy, Lowe

Staff Members Present: Allen, Chang, Kowalski, Lochirco, Ochinero, Saebi, Tabari, Vigilia

PUBLIC COMMENTS

There were none.

PUBLIC HEARING

1. Proposal to allow an outdoor automobile storage yard with related fleet support activities, including vehicle preparation and minor automotive repair, for an automobile auctioning company on a 6.7-acre parcel located at 2348 Industrial Parkway West containing an existing truck terminal (Assessor Parcel No. 463-0105-001-00) in the General Industrial (IG) Zoning District, Requiring Approval of Conditional Use Permit Application No. UP-25-0035 and a Finding that the Project is Categorically Exempt from the Provisions of the California Environmental Quality Act (CEQA) Pursuant to Section 15301 of the CEQA Guidelines. Manheim (Operator); Andrew Hess, Layline LLC
PH 26-019

Staff report submitted by Senior Planner Kowalski, dated April 23, 2026, was filed.

Senior Planner Kowalski introduced the item and provided a synopsis of the staff report.

Applicant Hess provided a brief presentation.

Commissioner Meyers asked how soon the applicant would use the land if the permit is approved. Applicant Hess explained that they will begin using the property as soon as the appeal period ends, which is expected to be in about 10 days.



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Commissioner Haman asked whether the scale at the back of the property is necessary or if that area could instead be used for additional auto storage. Applicant Hess stated that there is no planned use for the historical scale at the back of the property. He noted that it is set into the ground, allowing it to be driven and parked on as usable surface space.

Commissioner Haman asked whether fire sprinkler systems are installed in each of the buildings. Applicant Hess replied that both buildings already have functioning, permitted, and up-to-date fire sprinkler systems that have been inspected by the City.

Commissioner Haman sought clarification on whether there are three buildings on the site. Applicant Hess confirmed all three buildings have fire sprinkler systems. He explained that two were originally in place, and a third was added to the office during its upgrade.

Commissioner Haman asked how carbon emissions at the site would be reduced. Mannheim General Manager Beck said the company is adapting to increased electric vehicle demand, with EVs now comprising 20–30% of its inventory, supported by expanded EV operations and more than 150 on-site charging stations.

Commissioner Haman asked whether vehicles would be charged at the other Mannheim site on Auction Way, noting that this location only appears to have about two EV chargers. Mannheim General Manager Beck replied that they would also install EV chargers at this site.

Commissioner Haman raised concerns about potential congestion and charging delays with 600–700 vehicles on site. Mannheim General Manager Beck explained that only 20–30% of vehicles are electric, battery levels are actively monitored, and vehicles are rotated through charging as needed to manage demand efficiently. Applicant Hess added that the main facility's nearby location helps minimize vehicle movement between sites.

Commissioner Haman asked whether there would be any vehicles idling on site, to which Mannheim General Manager Beck replied no.

Commissioner Haman asked whether there are any underground storage tanks on the property, to which Applicant Hess replied no.

Commissioner Haman asked how the site would prevent contaminated runoff from entering the storm drain system, given the large number of vehicles on site. Mannheim General Manager Beck replied that their main facility uses a regular maintenance program to replace filters and that filters are installed in all drains to help manage runoff.

Commissioner Haman asked whether the storm drains would be adequately protected, to which Mannheim General Manager Beck replied yes.



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Commissioner Stevens asked whether Mission Boulevard’s used car dealerships source inventory from the applicant’s facility. Mannheim General Manager Beck said many may do so because of the facility’s large inventory, though dealers also acquire vehicles through other channels, including online exchanges.

Chair Goodbody opened the public hearing at 7:25p.m.

Miles Fraser, a Hayward resident and Mannheim employee, voiced support for the permit, citing the company’s significant community involvement and noting that expansion would benefit operations and create more local jobs.

Chair Goodbody closed the public hearing at 7:27p.m.

Commissioner Meyers thanked the applicant for investing and operating in Hayward and commended their effective system for working with the City.

Commissioner Haman expressed support for the project, noting it is a good use of infill space that blends well with the surrounding area, and wished the applicant success in future endeavors and potential projects.

Chair Goodbody thanked Mannheim and the applicant for continuing to invest in and expand their operations in Hayward and expressed support for seeing the project move forward.

It was moved by Commissioner Stevens, seconded by Commissioner Haman, to find the proposed project to be categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, Existing Facilities, and approve Conditional Use Permit Application No. UP-25-0035 to allow the establishment of an outdoor automobile storage yard with related fleet support activities, including vehicle preparation and minor automotive repair, for an automobile auctioning company (“Manheim”), as described in the Applicant’s Business & Operations Plan in Attachment IV and as shown in the proposed plans in Attachment IV, based on the analysis set forth in this staff report and the draft findings contained in Attachment II, and subject to the conditions contained in Attachment III.

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| AYES: | COMMISSISONER | Haman, Meyers, Stevens, Yorgov |
| | CHAIR | Goodbody |
| NOES: | COMMISSIONER | |
| ABSENT: | COMMISSISONER | Hardy, Lowe |
| ABSTAIN: | COMMISSIONER | |

APPROVAL OF MINUTES



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2. Minutes of the Planning Commission Meeting on March 12, 2026 **MIN 26-047**

It was moved by Commissioner Stevens, seconded by Commissioner Haman, and carried unanimously, to approve the Minutes of the Planning Commission Meeting on March 12, 2026.

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| AYES: | COMMISSISONER | Haman, Meyers, Stevens, Yorgov |
| | CHAIR | Goodbody |
| NOES: | COMMISSIONER | |
| ABSENT: | COMMISSISONER | Hardy, Lowe |
| ABSTAIN: | COMMISSIONER | |

COMMISSIONERS' ANNOUNCEMENTS, REFERRALS

Planning Manager Lochirco made two announcements: 1) BART open house events on May 6th from 4:30–6:30 p.m. and May 12th 7:30–9:30 a.m. at the downtown Hayward station to gather public input on transit-oriented development plans, with an online survey open through May 15th; and 2) upcoming commission meetings in May may be canceled due to no scheduled items, and that the next major agenda item will be in June, involving a recommendation on a general plan amendment to increase downtown residential densities in support of transit-oriented development.

ADJOURNMENT

Chair Goodbody adjourned the meeting at 7:35p.m.

APPROVED:

Ron Meyers, Secretary
Planning Commission

ATTEST:

Briea Allen
Planning Commission Secretary



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Attachment I

Office of the City Clerk