

**CITY OF HAYWARD PLANNING COMMISSION
CONDITIONAL USE PERMIT APPLICATION NO. UP-25-0012
BUBBLE MACHINE CAR WASH – 22235 MISSION BOULEVARD
DRAFT FINDINGS FOR APPROVAL**

CONDITIONAL USE PERMIT FINDINGS

In accordance with Hayward Municipal Code Section 10-1.3225 in order for a conditional use permit to be approved, the Planning Commission may approve or conditionally approve upon making all the following findings:

A. The proposed use is desirable for the public convenience or welfare;

The proposed touchless automatic car wash bay would be desirable for the public convenience and welfare in that it would provide residents with an option to clean their vehicles at an appropriate location where self-service car washing and vacuuming already occur, while reducing the risk of vehicle damage resulting from traditional automatic car wash equipment. Currently, no standalone car wash business in Hayward offers self-service touchless automatic car washes. The proposed use will provide residents with a convenient location to clean their vehicles any day of the week, with operating hours from 7:00 AM to 9:00 PM. Additionally, establishment of a touchless automatic car wash at this location could attract regional customers, encouraging them to patronize surrounding businesses and restaurants.

B. The proposed use will not impair the character and integrity of the zoning district and surrounding area;

The proposed touchless automatic car wash bay will not impair the character and integrity of the Mission Boulevard - Corridor Neighborhood (MB-CN) zoning district and surrounding area, as self-service car washing and vacuuming already occur on-site, and replacing one existing self-service bay with touchless automatic car wash equipment will not materially change the operation. Additionally, staff has included operational conditions to ensure the proposed automatic car wash does not adversely impact the public or the adjacent land uses, such as limiting hours of operation between 7:00 AM to 9:00 PM and requiring the construction of a new masonry wall on site to further reduce noise levels.

C. The proposed use will not be detrimental to the public health, safety, or general welfare;

As conditioned, the proposed touchless automatic car wash will not be detrimental to the public health, safety, and general welfare as the proposed use will be required to conform to all applicable regulations as set forth in the California Building Code (CBC) and the California Fire Code (CFC). Additionally, 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. Furthermore, the car wash will be required to operate between 7:00 AM to 9:00 PM and a new masonry wall will be constructed on site to further reduce noise levels. As conditioned, the masonry wall shall be constructed

to a maximum height of four feet within the required street-side yard (Pearce Street) and six feet along the remaining side yard (shared property lines with 22240 Pearce Street).

D. The proposed use is in harmony with applicable City policies and the intent and purpose of the zoning district involved;

The proposed use is consistent with the *Hayward 2040 General Plan* in that would result in the expansion of a service use within an existing car wash facility where retail, dining and service uses are allowed in the Mission Boulevard – Corridor Neighborhood (MB-CN) zoning district. Furthermore, the project is also consistent with the following General Plan policies:

- 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 Policy ED -1.11).
- Grow the local economy and employment base by supporting efforts to expand and retain local businesses (Economic Development Goal ED 3).
- 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-1.6).
- The City shall encourage the development of neighborhood amenities and complimentary uses in central locations of the neighborhood whenever feasible (Land Use Policy LU-3.2).

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDING:

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1), Existing Facilities, in that project involves the minor alteration of an existing self-service car wash facility to expand services to include touchless automatic car washes.