



**PLANNING COMMISSION MEETING
COUNCIL CHAMBERS AND VIRTUAL (ZOOM) PARTICIPATION
Thursday, January 8, 2026, 7:00 p.m.**

The Planning Commission meeting was called to order at 7:03 p.m. by Chair Hardy. The Planning Commission held a hybrid meeting in the Council Chambers and virtually via Zoom.

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Staff Members Present: Allen, Harvie, Lens, Lochirco, Ochinero, Ochoa, Tabari, Vigilia

PUBLIC COMMENTS

There were none.

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
PH 26-001

Staff report submitted by Assistant Planner Ochoa, dated January 8, 2026, was filed.

Assistant Planner Ochoa introduced the item and provided a synopsis of the staff report.

Commissioner Lowe requested clarification on the one complaint noted in the May 9, 2020, public outreach, and its form or documentation. Assistant Planner Ochoa clarified the complaint, received via email, included concerns regarding noise, loitering, trash, and traffic.

Commissioner Haman inquired about the activities the legally nonconforming car wash is allowed to continue that a newly constructed car wash would not be permitted to do. Assistant Planner Ochoa explained that the 1965-built car wash was constructed to the standards of that time, making it legally nonconforming. She noted that it does not have a masonry wall along the property line with adjacent residential areas, which would be required for a newly constructed car wash today.



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Commissioner Haman asked how ADA accessibility is being addressed. Assistant Planner Ochoa explained that, as a condition of approval from engineering, a driveway on Pierce Street will be replaced to comply with ADA accessibility standards.

Commissioner Haman asked if the point-of-sale devices for payment also need to be ADA compliant. Planning Manager Lochirco explained that typically, for an existing site, only the physical changes must comply with current ADA standards, and there is no requirement to upgrade the entire site if it is currently noncompliant.

Commissioner Haman asked whether the ADA requirements would affect the bathroom. Applicant Tinda replied that there is only one private employee bathroom and no public bathrooms, explaining that providing public restrooms would be more complicated in a self-service car wash environment.

Applicant Tinda confirmed no ADA improvements are planned on the property aside from the driveway.

Commissioner Haman asked what specific features make the driveway ADA compliant. Architect Higginbotham explained that the Pierce Street driveway will be ADA compliant because the sidewalks on either side will maintain accessibility standards across the driveway, with proper slopes and a smooth, crack-free surface. He noted that while the site is not otherwise required to make ADA upgrades, any requirements identified during the permit plan check would be addressed, and the owners agreed to implement the driveway improvements as requested by planning.

Commissioner Haman asked what the plan for upgrading the current water, environmental, and reclamation system as part of the improvements. Architect Higginbotham explained that the upgrade will use the existing water clarification tanks, with the same process applied for both automatic and self-serve bays. He noted that any additional requirements or upgrades would be identified and addressed during the building permit plan check process.

Commissioner Haman asked if the system includes grease interceptors or traps, to which Architect Higginbotham replied yes. He added that all water must be collected and processed, and any requirements for grease interceptors or similar measures would be determined during the building permit application. Architect Higginbotham highlighted that the site currently has perimeter drainage to prevent water from leaving the property, and any deficiencies would need to be addressed.

Commissioner Haman asked what specifically prevents the wastewater from entering the storm drains. Architect Higginbotham replied that wastewater is directed by gravity to



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drains leading to the clarification tanks, where it is primarily recycled. He added that any excess would go into the sanitary sewer, and it is not introduced into the stormwater system.

Commissioner Goodbody asked for clarification that the automatic car wash bay does not use 100% recycled water, noting that some water is discharged elsewhere. Architect Higginbotham replied that the car wash system recycles water, but some water is eventually discharged and replaced with new water.

Commissioner Goodbody expressed appreciation for the applicant's plan to make fleet washing services available to the Police and Fire departments.

Chair Hardy asked how daily operations would be managed, such as opening and closing, at a site with no on-site employees. Architect Higginbotham explained that the site uses two-way communication cameras to monitor activity. He noted that Applicant Kumar can speak to anyone on the property and, if necessary, call the police. He added that for after-hours operations, the car wash will be disabled during off-hours with a "kill switch" system to prevent unauthorized use, while allowing customers already in the process to finish.

Chair Hardy asked if the after-hours shutdown would be automated or require someone to be on-site. Architect Higginbotham replied that they will explore options with the electrical engineer, but the after-hours shutdown could be controlled either by a timer or remotely. He added that, in the worst-case scenario, someone may need to come on-site to shut it off, though they hope to avoid this. He highlighted that access could be blocked with a gate, and they understand that some measure must be in place.

Chair Hardy asked how daily litter removal would be managed without on-site employees. Architect Higginbotham replied that the property will be monitored and kept clear of litter.

Chair Hardy asked how litter removal will be accomplished solely through monitoring with a two-way camera. Architect Higginbotham replied that they can monitor the entire site using cameras. Applicant Tinda added that, as owners and operators, they visit the car wash daily and monitor the site through extensive cameras. He noted that if needed, they can hire temporary or contract help to maintain cleanliness. He emphasized that the property is currently well-maintained and that their camera system, including PTZ and LPR cameras, allows them to monitor and address any issues effectively.

Chair Hardy inquired about who the complaint from May came from. Assistant Planner Ochoa replied that the complaint came from a neighbor who lives on Montgomery.

Chair Hardy asked whether the neighbor's concerns were addressed before coming to the commission, or if no further information was provided. Planning Manager Lochirco replied



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that public comments are not always shared with the Commission unless the commenter requests it, especially if they wish to remain anonymous. He noted that the neighbor's concerns—mainly about trash, noise, and the sound wall—have been addressed through the project conditions, including the commitment to monitor litter.

Chair Hardy opened and closed the public hearing at 7:29 p.m.

It was moved by Commissioner Yorgov, seconded by Commissioner Goodbody, to approve the 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 Requiring a Conditional Use Permit.

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

APPROVAL OF MINUTES

2. Minutes of the Planning Commission Meeting on October 9, 2025 **MIN 26-001**

It was moved by Commissioner Haman, seconded by Commissioner Yorgov, and carried unanimously, to approve the Minutes of the Planning Commission Meeting on October 9, 2025.

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

3. Minutes of the Planning Commission Meeting on October 23, 2025 **MIN 26-002**

It was moved by Commissioner Lowe, seconded by Commissioner Stevens, and carried unanimously, to approve the Minutes of the Planning Commission Meeting on October 23, 2025.

AYES:	COMMISSISONER	Haman, Lowe, Stevens, Yorgov
	CHAIR	Hardy



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NOES:	COMMISSIONER	
ABSENT:	COMMISISONER	Meyers
ABSTAIN:	COMMISSIONER	Goodbody

COMMISSIONERS' ANNOUNCEMENTS, REFERRALS

Planning Manager Lochirco made two announcements: 1) the next Planning Commission meeting is scheduled for January 22, 2026, which will include a work session on the business-friendly ordinance and the election of chair, vice chair, and secretary; and 2) the Dr. Martin Luther King Jr. birthday celebration on January 19, 2026, at 4:30 PM, hosted by Hayward Unified School District, noting it can be attended in person or viewed live or later on the City's YouTube channel.

4. 2026 Planning Commission Meeting Schedule **RPT 26-001**

Planning Manager Lochirco noted that the 2026 meeting schedule is provided as a reference. He highlighted that some meetings conflict with City holidays and are canceled, while the regular schedule of the second and fourth Thursday of each month will otherwise resume.

ADJOURNMENT

Chair Hardy adjourned the meeting at 7:39 p.m.

APPROVED:

Ron Meyers, Secretary
Planning Commission

ATTEST:



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Attachment I

Briea Allen
Planning Commission Secretary
Office of the City Clerk