

**CITY OF HAYWARD PLANNING COMMISSION
CONDITIONAL USE PERMIT APPLICATION NO. UP-25-0035
MANHEIM AUCTIONS OUTDOOR STORAGE YARD – 2348 INDUSTRIAL PARKWAY WEST
DRAFT FINDINGS FOR APPROVAL**

Conditional Use Permit Findings

Pursuant to HMC Section 10-1.3225, the Planning Commission may approve a Conditional Use Permit application when all of the following findings are made:

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

The proposed use, as conditioned, is desirable for the public convenience and welfare in that it will provide a temporary storage facility for automobiles being prepared for auction in a convenient location a short distance away from the auctioneer company's (Manheim's) main auction site at 29900 Auction Court, thereby enabling it to minimize transportation distances between the prep site and auction site, leading to a reduction in long-distance truck trips on the City's and region's roadway and highway networks as well as a reduction in overall costs for customers.

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

The proposed use will not impair the character or integrity of the zoning district and surrounding area in that it is one that is conditionally permitted in the General Industrial (IG) zoning district and compatible with and similar in nature to many of the neighboring industrial businesses that also engage in outdoor storage of various products, materials and trucks with tractor trailers that they utilize as part of their regular everyday operations. Furthermore, the operation will be required to comply with the performance standards applicable to all industrial uses prescribed by HMC Section 10-1.1607, which are designed to prevent uses from posing various nuisances to the neighboring properties and the public at large.

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

The proposed use of the site for outdoor storage of automobiles being prepared for auction will not be detrimental to the public health, safety, and general welfare in that it will be required to comply with applicable water quality protection measures, and the applicable provisions of the California Fire Code pertaining to the outdoor storage of vehicles and car carrier truck/trailers to ensure the safety of the site's employees, the adjoining properties, the general public and the environment.

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

The proposed use of the subject property for outdoor storage associated with a nearby auction business is not inconsistent with the purpose of the IG zoning district in that such uses are permitted subject to approval of a CUP. Allowing Manheim to utilize the

subject property for the temporary storage and preparation of vehicles awaiting auction at its nearby auction yard, as well as the trucks and trailers needed to deliver them, will be beneficial in that it will reduce the length of truck trips between the vehicle prep site and the auction site, as well as the overall number of trips on the surrounding roadway and highway network, and help save Manheim money on transportation expenses.

Furthermore, the proposed use is consistent with the Industrial Corridor (IC) land use designation of the *Hayward 2040 General Plan* in that it would allow Manheim to increase its Hayward workforce by adding another property to its portfolio and increase the likelihood that the company will not relocate its operations and transfer its workforce to another jurisdiction in the foreseeable future.

California Environmental Quality Act (CEQA) Findings

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities, since it only involves the reuse of an existing industrial property with no significant changes to the building or site.