



CITY OF HAYWARD AGENDA REPORT

Planning Commission

Meeting Date 3/8/01

Agenda Item 1

TO: Planning Commission

FROM: Sheldon McClellan, Senior Planner

SUBJECT: Use Permit No. 00-160-25 – Enterprise Rent-A-Car (Applicant), Ron Deininger (Owner): Request to Operate a Car Rental Business, Including a Car Washing Operation and to Remodel the Building and Construct a 627-Square-Foot Addition (Total 1,421 Square Feet) at the Front of the Building. The Property is Located at 25900 Mission Boulevard, Easterly Side Approximately 430 Feet North of Harder Road in a CG-SD2 (General Commercial – Mission Corridor Special Design Overlay District No. 2).

RECOMMENDATION

It is recommended that the Planning Commission find that the project is exempt from environmental review, and approve the project subject to the attached findings and conditions.

DISCUSSION

Property Description and History

The developed parcel contains approximately 15,700 square feet in area. The property is approximately 157 feet wide and is nearly 100 feet deep. The lot is paved and is served by two driveways on Mission Boulevard; the southerly driveway is shared with the adjacent property. A small sales office building containing nearly 800 square feet is centered on the property near the rear property line. An area at the northeast corner of the building is open on two-sides to allow for the washing of vehicles. The site has been used for car sales in the past and is presently occupied by Mitsubishi who is temporarily using the site until the applicant (Enterprise) is ready to commence construction for their auto rental facility. Enterprise had previously occupied the site several months before as a used car sales lot only. Even though the property has been operated as a site for the sale of vehicles in the past, the proposed expansion of the building requires that the use obtain a conditional use permit.

Adjacent Land Use and Zoning

- North - Hayward Veterinary Clinic, Walton's RPM (Mufflers) and other automotive uses. (CG-SD2)
- East - Single-family dwellings located on Bellaire Drive. (RS)
- South - Budget Car Rentals and Sales. (CG-SD2)
- West - Across Mission Boulevard, automobile-related uses [Hayward Nissan and Corporate Motors] (CG-SD2)

In order to facilitate the property as a car rental business, the applicant requests the remodeling of the building and the construction of a 627-square-foot addition (total 1,421 square feet) at the front of the building to provide adequate office area. Their present car rental business is located at 25858 Mission Boulevard (several parcels to the north of the site). The 25858 Mission Boulevard site will be closed once the subject site is improved and ready for occupancy. Because a building permit is required for the proposed building addition, the project needs to be brought into compliance with the Mission Corridor Special Design Overlay District. Staff has reviewed the site and the development plans and believes that upgrades to the pole lighting, fencing, the trash enclosure, signage, landscaping in addition to the architectural style of the building will comply with requirements of the overlay district and City development regulations. Some of these upgrades are shown on the development plans and others are covered by the recommended conditions of approval.

A car rental facility is allowed within the General Commercial District with a use permit. The purposes of obtaining a use permit are to assure certain uses are permitted where there is a community need, and to assure said uses occur in maximum harmony with the area and in accordance with official City policies. The applicant states that their proposed business is not new to the area since it is presently operating just to the north of the site. With the number of car dealerships and auto repair establishments located along Mission Boulevard, the applicant provides replacement transportation for customers whose vehicles are disabled as a result of an automobile accident or mechanical problem. They also service local corporate businesses, as well as leisure and business travel needs. The demand for this service is partly evidenced by the adjacent competing Budget business that likewise rents and sells vehicles as well as the fact that the applicant has other branch offices in the City on Mission Boulevard.

A second purpose in the requirement of obtaining a use permit is to assure that the business will occur in maximum harmony with the area and in accordance with official City policies. The proposed business will relate to other automotive-type uses that are located on both sides of Mission Boulevard. In this particular case, the assurance that the operation of this rental business will be in full harmony with the residential development to the rear of the property is most important. Potential impacts that could affect the dwellings to the east would be hours of operation, noise from the car wash area, light splash from the pole lighting and general appearance of the property. These potential impacts have been addressed below. The Zoning Ordinance states that all conditions of approval and all elements of the exhibit approved with the use permit are required to be completed before occupancy or onset of business unless specifically indicated otherwise.

Enterprise Rent-A-Car has been providing service in the Hayward area for more than 15 years from two other locations (25858 and 20885 [County]) along Mission Boulevard. The Planning Commission approved another site (24518 Mission Boulevard near Highland Boulevard) last year for Enterprise and the remodeling of that facility is nearing completion. The applicant indicates that the new location is requested since it will provide a larger site for their operation and a larger office area above what can be provided on their present site. One of the big differences of this automobile rental business is that the applicant provides in their service free delivery of rental vehicles to customers at their home, repair shop, or place of business. No automobile sales or vehicle maintenance will be performed at this location except for washing vehicles within the wash area at the northeast corner of the building. Unlike other rental

businesses in the area, Enterprise will pick up and deliver vehicles to their customers, rather than having the customers obtain the vehicles from the site. Such service will lessen the amount of customers coming to the site.

Enterprise expects to have 6 or 7 employees stationed at this facility. Parking requirements for the building is 7 stalls. A total of 23 stalls can be placed on site that will provide the required parking plus additional storage area for 16 fleet vehicles for lease. Ten of the lease car spaces are shown to be tandem which is acceptable to staff. The applicant states that available parking on site will be sufficient for their needs and that additional parking can be adjusted with their other sites in Hayward. Furthermore, Enterprise has the ability to transport vehicles to these other Hayward locations immediately through their hiking/transportation network that operates daily from their San Leandro Group headquarters office.

The applicant has worked with staff to provide a face-lift to the building and to bring the structure into the required design theme (Spanish Ranch) of the SD2 Overlay District. The expansion and remodeling of the building will include a 627-square-foot addition to the building (total 1,421 square feet). The applicant proposes a Spanish tile roof that encloses the roof mounted heating and air-conditioning unit. The entry to the building will be changed to the north side of the building. The windows and door will have wood trim. The area under the gable roofs on both the north and south ends of the building will be enclosed with painted board and batten siding. The exterior walls below the gables and on the front elevation will incorporate heavy troweled stucco. The masonry block at the rear of the building is shown to be painted only. Staff has recommended that this wall section closest to the abutting residential property be coated with stucco as is the remainder of the building since several openings are to be filled in and be stuccoed. The remaining masonry walls within the wash area need to be painted the same color as the building. While the north and south elevations indicate a stucco sign band, the sign regulations will limit the size of the wall signs and they will not be able to cover the entire sign panel area. The remodeling of the structure and the use of Spanish materials such as stucco and a tile roof, in addition to the added landscaping and new signage on the property, should make this use and facility blend in well with other remodeled buildings in the area that have likewise upgraded their properties such as the Corporate Motors facilities on the east and west sides of Mission Boulevard.

The car wash operation proposed on the property is for fleet cars only and will be done by hand. There is no mechanized machinery and the wash will be done from a garden hose. The washing will be done within the appointed covered area at the northeast corner of the building. Similar washing of cars is done on all automobile sales and rental lots. Other car maintenance will not be done on the property but will be done at the applicant's maintenance yard facility in San Leandro. This activity should not create any major noise problems.

Lighting plans have not been submitted. However, the project must comply with the City's Security Ordinance provisions that require exterior lighting be designed so that illumination is confined to the property and directed to reflect away from the residential developments to the west of the project site. Light poles and fixture heads are located along the Mission Boulevard frontage but these are not all of the same design. In order to provide a consistent design element, staff is recommending that these up-graded with new poles and box-type light fixtures. A condition of approval requires that decorative light fixtures be placed within the

parking lot area and that the new light fixture design be approved by the Planning Director. With this being an auto rental facility and not a sales lot, the number of poles and a higher level of lighting may not be necessary. Prior to issuance of a building permit, the lighting splash pattern will be reviewed and the fixture type to assure that the lighting is confined to the property and not into the neighboring rear yards.

The property is without any landscaping. The applicant proposes the installation of a new 10-foot deep planter across the frontage of the property between the two driveways. The parking bay behind this planter requires that the adjacent stalls overhang the planter by two feet-thus reducing the visual aspect of the planter to 8 feet. In order to provide a minimum 10-foot-clear planter free from the vehicle overhang, staff recommends that the width of the parking stalls within this first bay of parking be widened to 10 feet, which in turn, will only require a 24-foot wide driveway aisle. The planter then can be widened by 2 feet (12 feet) that will provide the full 10-foot-wide planter plus the area for the overhang. The widening of the parking stalls will require the loss of one parking stall and a slight (2 feet) reduction of the planting area next to the driveways. A second major planting area is proposed along the east and south property lines, south of the building. The area of this rear planter is shown to be 9-feet deep.

The applicant proposes the construction of a new 6-foot-high wood fence along the rear (east) property line. This fence would replace the existing 6-foot-high chain-link fence with wood inserts. City policy is that where commercial property abuts residential properties, that a solid masonry or precast concrete fence be installed. Staff has included in the conditions of approval that an 8-foot-high wall be placed along this property line instead of the proposed wood fence. With the wash area at the rear of the building, it is believed that a higher wall is needed to assure that there are not any sound problems with the adjacent residential properties.

The proposed hours of operation will be 7:30 a.m. to 6:00 p.m. weekdays, 8:00 a.m. to 6:00 p.m. on Saturdays. The facility will not be open on Sundays. These are similar hours used at other Enterprise facilities. Staff has conditioned the project to these hours and any change in the future will require that the applicant file for a modification to the permit. Staff does not believe that these hours will create any impacts to the abutting residences.

The plans indicate that the pole sign along the street frontage is to remain. This sign, however, is non-conforming and must be removed with the redevelopment of this site and since it is within the driveway. The applicant has been made aware of this requirement. Pole signs are no longer allowed, so a lower monument-type sign will need to be placed within the frontage planter. The design of the new sign structure is being required to reflect the intent of the Mission Corridor Special Design Overlay District and to reflect materials and colors used on the building. Shiny, slick materials or high contrast colors are not to be used.

Conformance with the General Plan, Zoning Ordinance and Neighborhood Plan

The proposed car rental office use is in conformance with the General Plan Map Designation of Commercial/High Density Residential in that it provides a commercial service to the community. The proposal is consistent with the intent of the General Commercial - Mission Corridor Special Design Overlay District to provide services for the support of primary business activities in the downtown area and to provide a design theme to tie together a mixture of compatible uses into visually cohesive and attractive neighborhood. This project is

consistent with the *Mission•Foothills Neighborhood Plan*, which recognizes a need to build street appeal along Mission Boulevard, such as landscaping and façade renovations.

The Mission•Foothills Neighborhood Plan and the implementing zoning added a Spanish Ranch design overlay district along this portion of Mission Boulevard and also in the area west of Mission Boulevard to the railroad tracks. The purpose of the Mission Corridor Special Overlay District is to provide a design theme to tie together a mixture of compatible uses into a visually cohesive and attractive neighborhood. The project complies with the design standards by using a Spanish tile roof and the use of heavy texture stucco on the building exterior.

The Economic Development Element of the General Plan states the following policy:

Policy: The City will monitor and seek to strengthen important commercial sectors.

One of the strategies supporting this policy is:

Strategy: Recognize and enhance Hayward's strong position as a retail center for consumer durables such as automobiles; recognize need for visibility, seek consolidation of frontage into special use areas such as Auto Row, and buffer surrounding uses.

Environmental Review

The proposed project has been reviewed according to the standards and requirements of the California Environmental Quality Act (CEQA). The project is categorically exempt under Section 15301(e)(1) (Existing Facilities/Additions less than 50% or 2,500 square feet. The property is outside the Earthquake Fault Zone defined by the State of California for the active Hayward Fault.

Public Notice

On December 21, 2001, a Referral Notice was mailed to every property owner and occupant within 300 feet of the subject site, as noted on the latest assessor's records. Notice was also provided to the Mission•Foothills Task Force members and the California Department of Transportation. The Referral Notice provided an opportunity for persons to comment on the project at the early stages of the submittal. No comments were received.

On February 23, 2001, a Notice of Public Hearing for the Planning Commission meeting was mailed to every property owner and occupant within 300 feet of the subject site, as noted on the latest assessor's records. Notice was also provided to the Mission•Foothills Task Force members and the California Department of Transportation.

Conclusion

The proposed addition and improvements to the building and site will provide an opportunity to continue the Spanish Ranch architectural theme on this block along Mission Boulevard and will represent an upgrade the area. The use is primarily an office use with the storage of a limited-number of cars to be rented from the office would be stored at this address. The use will be an

asset to the surrounding businesses, residents and the City of Hayward. Staff believes that the location of the project site and its relationship to the surrounding uses will not adversely impact the area.

Prepared by:



Sheldon R. McClellan
Senior Planner

Recommended by:



Dyana Anderly, AICP
Planning Manager

Attachments:

- A Area Map
- B Findings for Approval
- C Conditions of Approval
- D Letter supporting the use from Ronald Deininger
Plans

FINDINGS FOR APPROVAL

Use Permit No. 00-160-25
Enterprise Rent-A-Car (Applicant)
Ron Deiniger (Owner)

25900 Mission Boulevard

Request to remodel building and construct a 627-square-foot addition (total 1,421 square feet) at the front in order to operate an auto-rental office to service dealership accounts and other customers.

- A. The approval of Use Permit Application No. 00-160-25, as conditioned, will have no significant impact on the environment, cumulative or otherwise, the project reflects the City's independent judgement. The proposed project has been reviewed according to the standards and requirements of the California Environmental Quality Act (CEQA). The project is categorically exempt under Section 15303 (New Construction or Conversion of Small Structures) or 15332 (In-Fill Development Projects), Class 32.
- B. The proposed use is desirable for the public convenience and welfare in that it provides car rental facilities to the general public and to auto repair and auto dealership service businesses along Mission Boulevard that are within close proximity to the property where a temporary rental vehicle is needed while the repair on their own vehicle is taking place. The business is already located in the area and has their clientele established and is solely moving into a larger facility to provide a better service to their customers and the community at large; and
- C. The proposed auto-rental office will not impair the character and integrity of the zoning district and surrounding area in that the design and materials incorporated in the building and the landscaping improvements will enhance and be complementary and compatible with the architectural character of the surrounding commercial and residential area, and will be in conformity with the intent of the Mission Corridor Special Design Overlay district in that the stucco siding and Spanish tile roof of the building will reflect the required Spanish Ranch design; and
- D. The proposed auto-rental office will not be detrimental to the public health, safety, or general welfare in that sufficient parking will be provided on site, the hours of operation will be limited to be limited to 7:30 a.m. to 6:00 p.m. weekdays, 8:00 a.m. to 6:00 p.m. Saturdays and closed on Sundays. Security lighting will be provided; and
- E. The proposed use is in harmony with applicable City policies and the intent and purpose of the General Commercial District in that it provides a commercial service to the community, adds to the mix of businesses and other activities, adheres to the Mission Corridor Special Design Overlay District requirements, and will enhance the economic viability of the City.

CONDITIONS OF APPROVAL

Use Permit No. 00-160-25
Enterprise Rent-A-Car (Applicant)
Ron Deiniger (Owner)

25900 Mission Boulevard

Request to remodel building and construct a 627-square-foot addition (total 1,421 square feet) at the front in order to operate an auto-rental office to service dealership accounts and other customers.

GENERAL

1. The improvements shall be constructed and operated in accordance with these conditions and plans approved by the Planning Commission on March 8, 2001, labeled Exhibit "A", as amended by these conditions of approval.
2. This approval is void one year after the effective date of approval (on March 8, 2002), unless the City has accepted a building permit or construction and demolition permits as complete. Any modification to the approved plans shall require review and approval by the Planning Director. A request for a one-year extension(s), approval of which is not guaranteed, must be submitted to the Planning Division by February 8, 2002.
3. Prior to the finalization of City building or construction permits, and prior to the onset of business operation, all conditions of approval and all improvements shall be completed to the satisfaction of the Planning Director.
4. A copy of these conditions of approval shall be included in and made part of any rental and/or lease agreement for the subject site and shall be posted alongside the necessary business license and be visible at all times to employees and patrons.
5. Violation of these conditions is cause for revocation of the use permit after public hearing before the duly authorized review body.

PLANNING DIVISION

6. Prior to issuance of the building permit, the applicant shall revise the site plan indicating the following corrections:
 - a) The parking spaces (#1 through #10) shall be widened to a width of 10 feet.
 - b) Parking stall # 11 shall be eliminated.

- c) The frontage planter shall be widened to a depth of 12 feet behind the concrete curb adjacent to the parking stalls.
 - d) Space #13 shall be labeled as a compact stall.
7. The property owner/operator shall remodel the building per the approved plans and the conditions contained herein. All modifications shall be approved by the Planning Director. Specific requirements include, but are not limited to, the following:
- a) Roofing material shall be a barreled, variegated or flashed Spanish tile.
 - b) The masonry block material on the rear of the building shall be covered with stucco except the inset walls where the car wash area is located. The masonry walls within the car wash area shall be painted to match the building color.
 - b) The building shall be painted a tan or beige color with wood trim around windows, doors and other locations to be a brown stained color.
8. Prior to issuance of a building permit, a sign program shall be submitted to the Planning Director for approval. The signs for the facility shall be tied to the Spanish Ranch theme and reflect rustic materials rather than shiny, slick materials or garish colors. All signs shall comply with the Sign Ordinance. The business shall not display any illegal banner signs, portable signs or other illegal signs on the property. The pole sign located at the northwest corner of the property and within the driveway shall be removed.
9. Prior to issuance of building permit, submit detailed landscaping and irrigation plans prepared by a licensed landscape architect based on the preliminary plan attached to Exhibit A for review and approval by the City. Parking areas shall be buffered from the street with shrubs that will create a continuous 30-inch high screen within two years. Above ground utilities shall also be screened from the street with shrubs. A minimum of one 24" box street tree shall be provided for each 30 lineal feet of street frontage. Trees shall be double-staked per City Standard Detail SD-122. Landscape and irrigation plans shall comply with the City's "*Water Efficient Landscape Ordinance*". The following shall also apply:
- a) Street trees shall be placed within the proposed planter behind the sidewalk. Trees shall be *Platanus acerfolia* (Sycamore), 24-inch box size and be planted 30 to 35 feet on center. No trees shall be placed within the sidewalk area.
 - b) Landscape areas adjoining drives and/or parking areas shall be separated by a 6-inch high class "B" Portland cement concrete curb.
 - c) Within all required landscape areas, a complete automatic sprinkler system with an automatic on/off mechanism shall be installed prior to occupancy. The system shall include adjustable flood bubblers to each tree, 15-gallon size or

larger, and shall utilize a reduced pressure backflow device. The irrigation system shall be on a separate meter.

- d) Landscaping shall be installed per the approved plans prior to approval of occupancy. A Certificate of Substantial Completion and an Irrigation Schedule shall be submitted by the project landscape architect prior to the City's final inspection.
 - e) Landscaping shall be maintained in a healthy, weed-free condition at all times. The owner's representative shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30 percent die-back) shall be replaced within ten days of the inspection. Trees shall not be severely pruned, topped or pollarded. Any trees that are pruned in this manner shall be replaced immediately with a tree species selected by, and size determined by, the City Landscape Architect.
 - f) After initial installation, the sprinkler system shall be maintained, including replacement where necessary.
- 10. No mechanical equipment shall be placed on the roof unless it is completely screened from view by the indicated roof system proposed.
 - 11. Street numbers, site lighting, and security locks shall comply with the requirements of the City's Security Ordinance, Chapter 41 of the Hayward Building Code.
 - 12. The hours of operation shall be limited to 7:30 a.m. to 6:00 p.m. weekdays, 8:00 a.m. to 6:00 p.m. Saturdays and closed on Sundays. The hours shall not be changed unless the applicant has filed a modification to the permit and the amended hours are approved.
 - 13. No exterior loud speaker or audible communication system shall be used on the property.
 - 14. The project owner(s) shall maintain in good repair all building exteriors, fences, walls, lighting, trash enclosures, drainage facilities, driveways, parking areas, and any other project features. The premises shall be kept clean. Any graffiti painted on the property shall be painted out or removed within seven days of occurrence.
 - 15. Prior to occupancy, the developer shall pay the appropriate tax as required by the Interim Supplemental Building Construction and Improvement Tax.
 - 16. The design of exterior lighting shall be planned, erected, and maintained within the driveway entrance, vehicular circulation and parking areas. Light fixtures shall be decorative and shall compliment the design theme. All light fixtures on poles shall be matching and shall be a down box-type light fixture. Any light posts shall not exceed 16 feet in height. Poles shall be uniform in design, size and color. The design, color, and placement of fixtures and poles shall be approved by the Planning Director. Prior to

issuance of a building permit, the applicant shall submit a lighting plan that indicates the light pattern and splash.

16. The 6-foot-high chain-link fence along the rear property line shall be replaced by a decorative 8-foot-high solid masonry or precast concrete fence. The Planning Director shall approve the design and materials of the fence prior to issuance of the building permit.
17. All building materials and colors shall be approved by the Planning Director.
18. A recycling plan shall be submitted to the Solid Waste Manager prior to issuance of a building permit. The plan shall indicate the number and type of refuse and recycling containers, which will be used. The applicant must ensure that there is adequate space for a garbage truck to service the trash facilities. The applicant shall provide for adequate on-site storage capacity for recyclables within the garbage enclosure, including storage space for containers to store paper, glass/plastic/metal beverage containers, and other plastics where these materials are generated.
19. The trash area shall be enclosed by a 6-foot-high decorative masonry fence with solid metal gates. The design of the structure and the space requirements shall be approved by the Planning Director. The structure shall incorporate design elements that reflect the architectural character of the primary use.

BUILDING DIVISION

20. Prior to construction, demolition or installation of improvements, a building permit must be obtained from the Building Division. All improvements must be completed in accordance with the Uniform Building Code, as adopted by the City of Hayward.

ENGINEERING DIVISION

21. Prior to issuance of a building permit:
 - a) A drainage plan shall be submitted for the site. The design shall not be allowed to flow over the sidewalk but must be discharged through a closed conduit system.
 - b) The wash rack area shall drain into the sanitary sewer and rainwater shall be diverted away from this area. The design of this system shall meet the approval of the City Engineer and the City's Water Pollution Source Control Division.
 - c) The parking design shall meet the requirements of the City of Hayward's Off-Street Parking Ordinance. This includes maintaining the proper back-up distance and utilizing the allowable overhang when adjacent to landscape areas (2.5 feet for standard stalls and 2.0 feet for compact stalls).

- d) The facility shall be made handicapped accessible in compliance with Title 24 and ADA requirements.
 - e) The paving areas shall be repaired or replaced to the satisfaction of the City Engineer.
22. The Transportation Services Division reserves the right to prohibit parking on Mission Boulevard (No Stopping Anytime) in the future for capacity or safety reasons.

FIRE DEPARTMENT

22. Fire Department requirements are as follows:
- a) Fire extinguishers shall be provided within the building. Minimum size/type shall be 2A:10BC.
 - b) An address for the business shall be installed on the building so as to be visible from Mission Boulevard and the number size shall be a minimum 6-inch-high.
 - c) Prior to issuance of the building permit, the applicant shall identify the occupancy for the wash rack area and the types of soaps, detergents, etc. to be used within this area. The materials shall be reported to the water pollution source control division for determination if this will be a non-hazardous discharge into the storm drain.
 - d) No use and/or storage of hazardous materials shall be on site unless reviewed and approved by the fire department.
 - e) Building permits will be required for all tenant improvement work within the building. Additional requirements will be addressed, if needed, at time of plan check review.

UTILITIES DIVISION

23. Outside utility meters, when not enclosed in a cabinet, shall be screened allowing sufficient distance for reader access.
24. Install a separate irrigation meter for irrigation.
25. Install a reduced pressure backflow prevention assembly for both domestic and irrigation meters, per City Standard Detail SD202.
26. Prior to issuance of a building permit, the applicant shall submit to the City Sr. Utility Service Representative a Gallon Per Minute Demand for the use so that the proper meter size may be determined.
27. The building permit plans shall indicate the following notations:

- a) Provide keys/access code/automatic gate opener to utilities for all meters enclosed by a fence/gate as per Hayward Municipal Code 11-2.02.1.
- b) Only Water Distribution Personnel shall perform operation of valves on the Hayward Water System.
- c) Water and sewer service available subject to standard conditions and fees in effect at time of application.
- d) Allow 4 to 6 weeks from submittal of application to installation of water services.

SOLID WASTE MANAGEMENT DIVISION

- 28. At the time of plan check submittal, the property owner/operator shall indicate the number and type of refuse and recycling containers that will be used. If a dumpster is proposed, the property owner/operator shall indicate the dimensions of the enclosure for trash and recyclables on the site plan. The space provided for the storage of recyclables must be the same size or larger as that provided for trash. In order to estimate the minimum dumpster capacity for weekly refuse collection service, a description of the nature of the business is needed, along with the anticipated number of employees and customers on a weekly basis is needed.
- 29. Any outside storage of the trash dumpster and recycling containers shall be within a minimum 6-foot-high decorative masonry enclosure wall with solid metal gates. The structure shall incorporate design elements that reflect the architectural character of the primary use.
- 30. If a dumpster(s) is proposed, the following design elements shall be incorporated into the enclosure:
 - a) A 6-inch wide curb or parking bumpers shall be provided along the interior perimeter of the enclosure walls to protect them from damage by the dumpsters. A 6-inch wide parking bumper, at least 3-feet long, shall also be placed between the refuse dumpster(s) and the recycling containers.
 - b) A minimum space of 12 inches shall be maintained between the dumpster(s) and the interior walls of the entire enclosure and the recycling dumpster to allow for maneuvering the dumpster(s).
 - c) The gates and hinges of the enclosure shall be flush with the enclosure wall. It is important to ensure that the gates open straight out and that the hinges and the gate be flush with the enclosure wall, in order to allow adequate maneuverability of the dumpster in and out of the enclosure to service it.
 - d) The dimensions of each container shall be coordinated with the Solid Waste Division

31. The property owner/operator shall ensure that there is adequate space for a garbage truck to service the trash enclosure(s). For safety reasons, a turn-around must be provided for any street that would otherwise require the collection truck to back up distance greater than 150 feet. A 40-foot turning radius is adequate for garbage trucks. Although not required, construction of a concrete pad just outside each trash enclosure is recommended, in order to accommodate the weight of the truck while servicing the dumpster and since asphalt can fail over time at these locations.

32. The property owner/operator shall submit for Division review an on-site recycling plan, which shall be implemented during the entire demolition and construction phases. The plan shall be submitted with the plan check drawings for the Building Division and they must do the following:
 - a) Show the anticipated start and completion dates of the project.
 - b) Estimate the quantities of construction and demolition waste that will be generated by the project.
 - c) Estimate the quantities of material that will be recycled and identify the facilities that will be used.

33. The applicant shall ensure that construction and demolition debris is removed from the site in one of the following ways:
 - a) Removed by a licensed contractor as an incidental part of the total construction, remodeling, or demolition services offered by that contractor, rather than as a separately contracted or subcontracted hauling service using debris boxes or similar containers; or
 - b) Removed by the City's franchised hauler, Waste Management of Alameda County at 510-537-5500, to arrange for delivery of containers with sufficient capacity to store construction and demolition materials to be landfilled; or
 - c) Removed by the property owner/operator by directly loading the debris onto a fixed body vehicle and hauled directly to a disposal facility that holds all applicable permits.

RECEIVED

FEB 28 2001

PLANNING DIVISION

To Whom it May Concern:

I am writing in support of the project slated for 25900 MISSION BLVD. Reference # UP00-160-25. I have seen the plans, and feel that they will enhance the area with new architecture, that will balance off the recent remodel of CORPORATE MOTORS (FORMER WISEMANS FURNITURE STORE). ENTERPRISE RENT-A-CAR has been a good business for Hayward, and runs a clean operation, with well-mannered personnell. Also their recent remodel of a building near the corner of Highland Blvd & Mission Blvd, shows their commitment to investing in Hayward's growth. I feel they are a real PLUS to Hayward's future, and this project will definitely enhance the area

Sincerely
Ronald Dennis