

**PLANNING COMMISSION MEETING  
THURSDAY, JUNE 28, 2018**

**PRESENTATIONS**

**STAFF PRESENTATION**

**ITEM #1 PUBLIC HEARING  
Ph#18-053**

**2367 RAINBOW COURT**



DEVELOPMENT SERVICES

# Rainbow Court Single-Family Residence

# Project Site



Location:  
2367 Rainbow Court

Lot Size:  
0.27-Acres

Zoning:  
Single-Family  
Residential (RS)

Land Use  
Designation:  
Low Density  
Residential (LDR)

# Project Summary



## ✓ Site Plan Review

- 4,112 Square-Foot Single-Family Residence
- On-Site Improvements
- Drought-Tolerant Landscaping

## ✓ Grading Permit Review

- Hayward Municipal Code requires City Council Review for Grading on Sites with an Average Slope exceeding 20%

# Existing Site Conditions



- ✓ Vacant Hillside Parcel
- ✓ Located in Established Residential Neighborhood
- ✓ Existing Trees and Vegetation on the Project Site

# Proposed Project



# Proposed Project





# Environmental Review



- ✓ Initial Study and Mitigated Negative Declaration (IS/MND) were prepared for the proposed project.
- ✓ Impacts identified are related to **Geology & Soils.**
- ✓ Mitigation Measures were incorporated as Conditions of Approval and the Mitigation Monitoring and Reporting Program to minimize such impacts to a level of **less than significant.**

# Staff Recommendation



That the Planning Commission recommends to the City Council:

- ✓ **Approval** of the Site Plan Review and Grading Permit based on the required Findings and subject to the Conditions of Approval; and
- ✓ **Adoption** of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the proposed project.

# Questions & Discussion





# Reference Slides

# Compatibility with Existing Development



2391 Rainbow Court



2390 Rainbow Court



2399 Rainbow Court



**STAFF PRESENTATION**

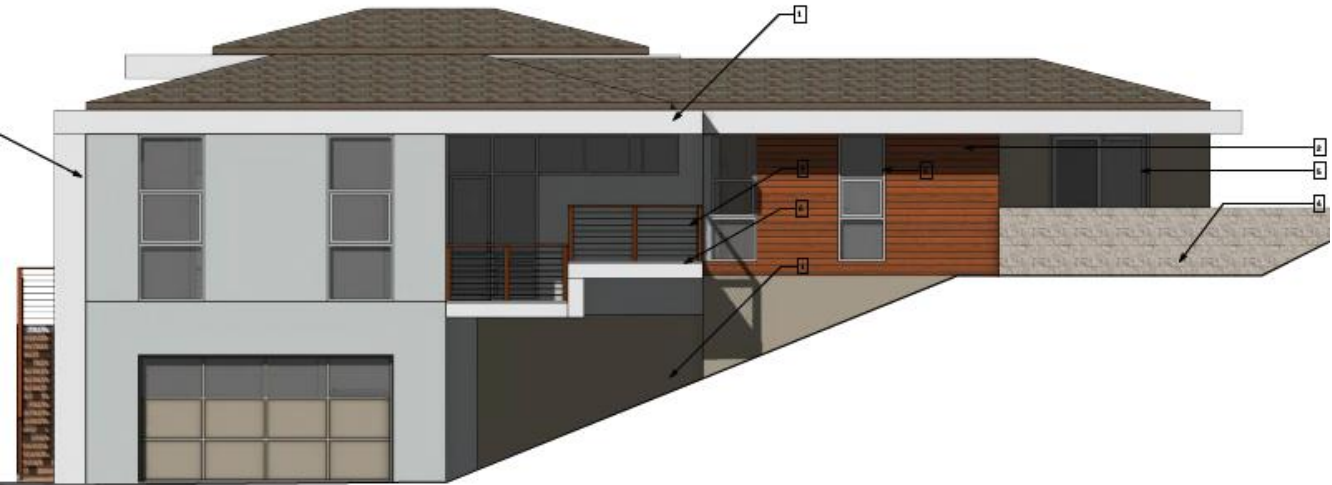
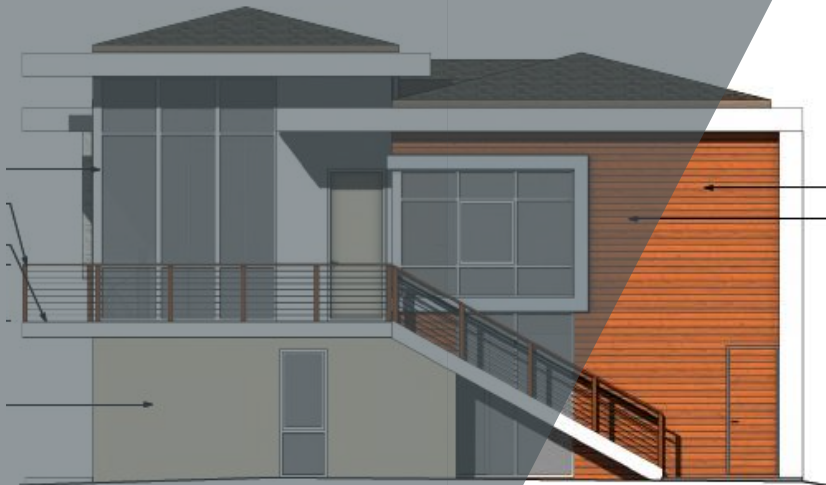
**ITEM #2 PUBLIC HEARING**

**Ph#18-051**

**26620 CALL AVENUE**

# CALL AVENUE SINGLE-FAMILY RESIDENCE

PLANNING COMMISSION PUBLIC HEARING  
JAY LEE, ASSOCIATE PLANNER  
JUNE 28, 2018



# INTRODUCTION

**Applicant/Owner:** Somnadh Allu

## **Requested Entitlements**

- 1. Site Plan Review: 2,762 SF single-family home**
- 2. Grading Permit: grading on hillside lot with slopes > 20%**

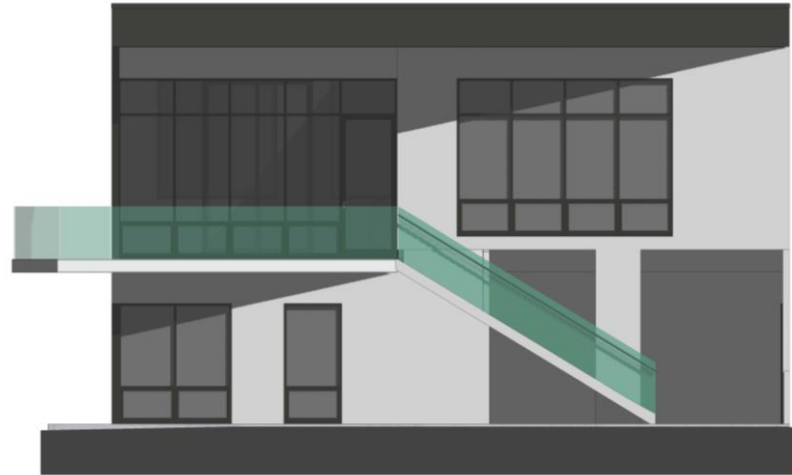


# PROJECT SITE



# REVISIONS

**Old Design**



**New Design**

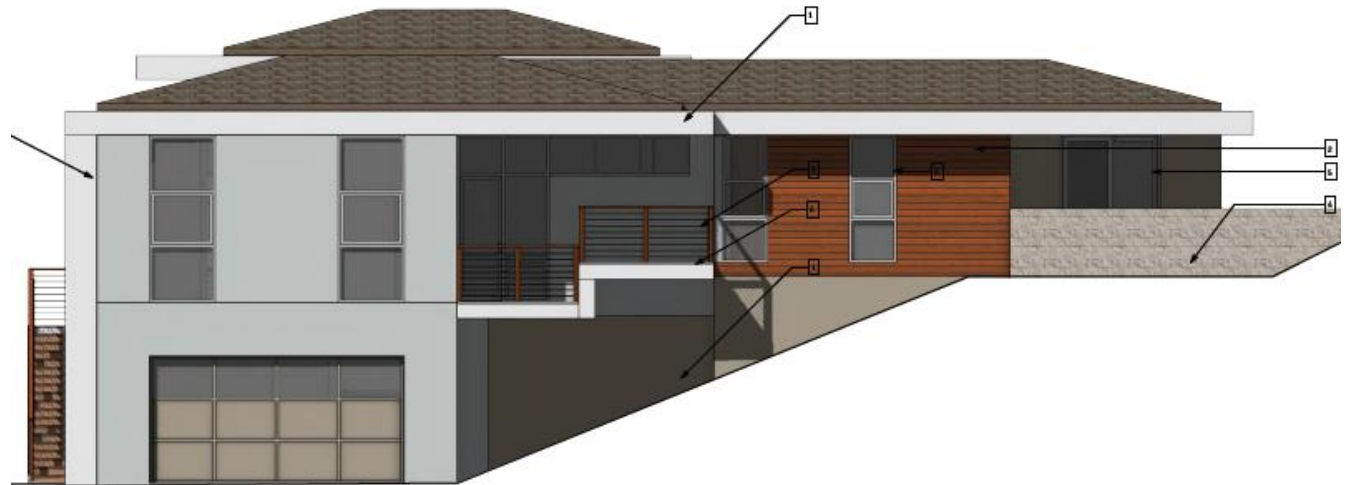


# REVISIONS

**Old Design**



**New Design**

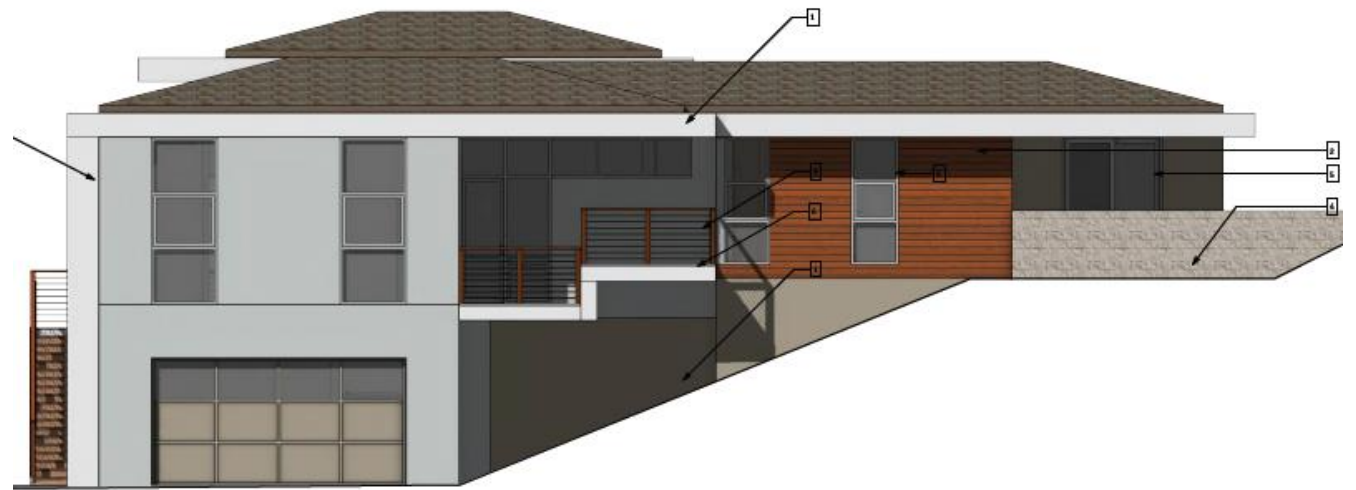


# GENERAL PLAN & ZONING

## Zoning

Development Standard	HMC Requirement	Proposed Project
Min. Lot Size	5,000 sq. ft.	10,719 sq. ft.
Max Lot Coverage	40%	28%
Min. Front Yard Setback	20 ft.	30 ft.
Min. Side Yard Setback	6 ft. 6 in. (10% of lot width)	7 ft.
Min. Rear Yard Setback	20 ft.	56 ft.
Max. Building Height	30 ft.	25 ft. 6 in.
Min. Off-Street Parking	3 enclosed spaces	3 enclosed spaces

# HILLSIDE DESIGN GUIDELINES



## **Project Impact: Geology & Soils**

**Mitigation Measure:** Recommendations and mitigation measures set forth in the Geotechnical Engineering Report prepared by Wayne Ting & Associates, dated March 2017, in regard to seismic design, site preparations, foundations, retaining walls, concrete slab-on-grade, and drainage.

# STAFF RECOMMENDATION

## Staff Recommendation

- 1. Recommend approval of Site Plan Review with Grading Permit Application No. 201703214**
- 2. Recommend adoption of Mitigated Negative Declaration (MND) with Mitigation Monitoring & Reporting Program (MMRP)**

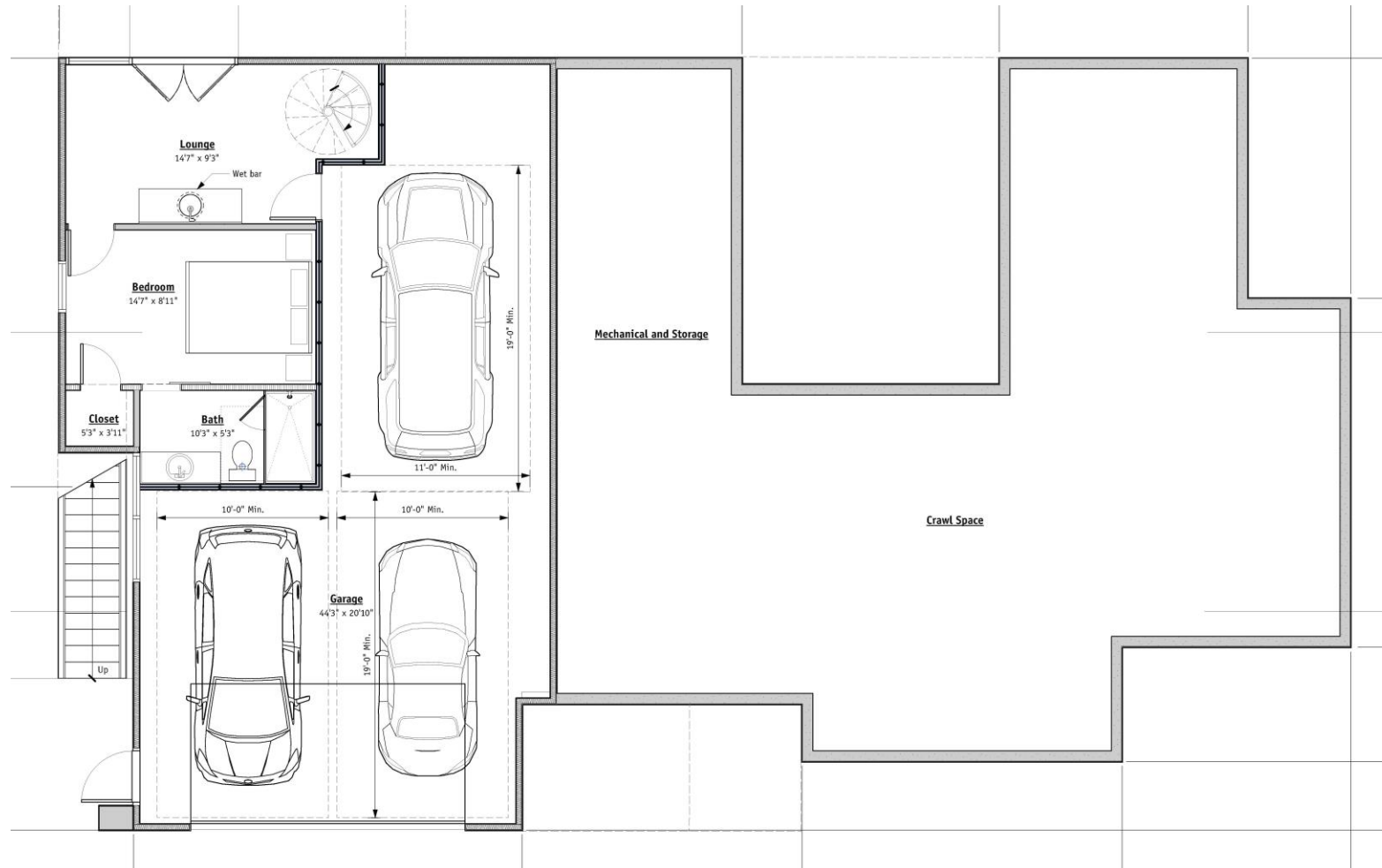
# STAFF RECOMMENDATION

Questions?

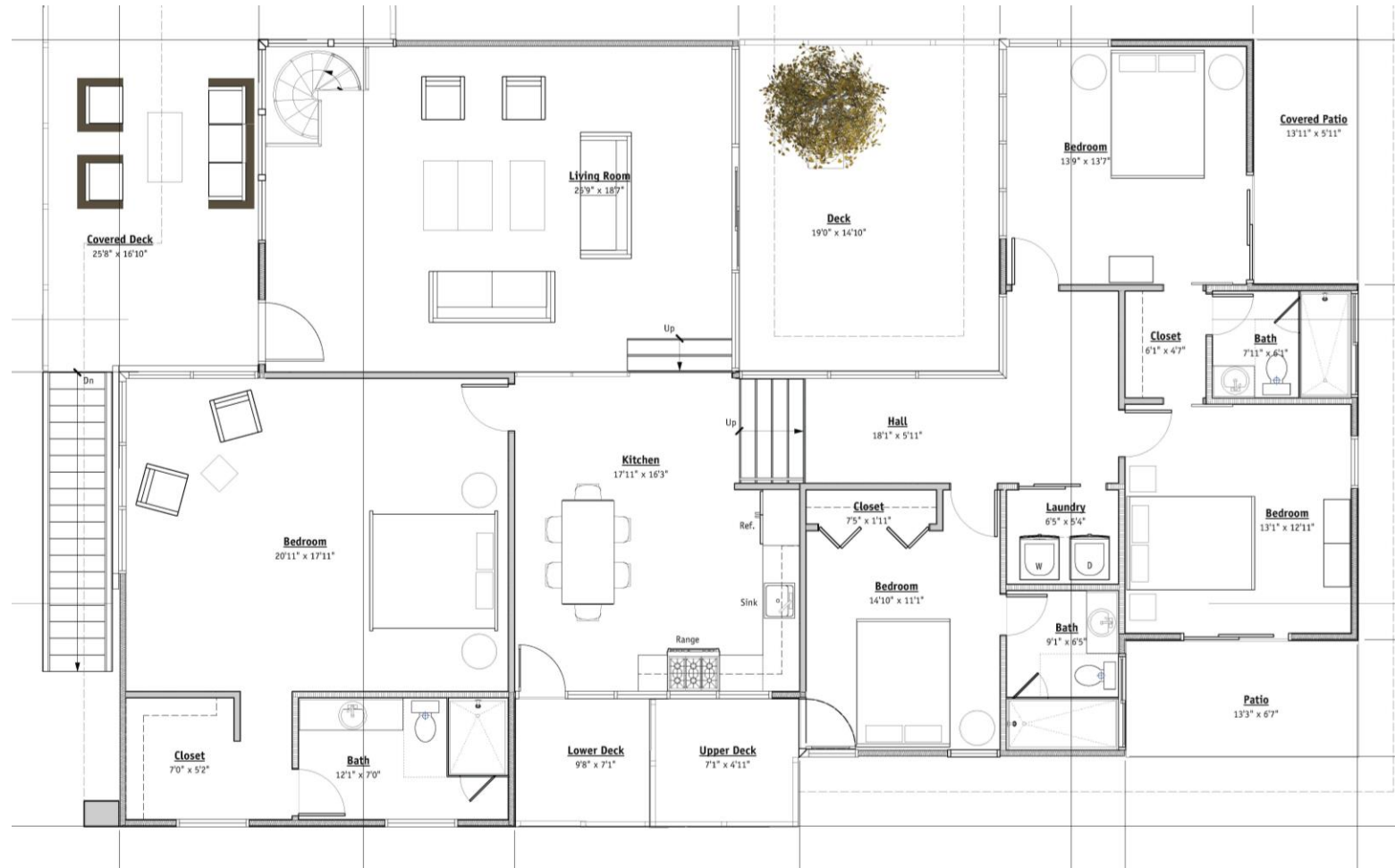




# FLOOR PLAN



# FLOOR PLAN



**STAFF PRESENTATION**

**ITEM #3 PUBLIC HEARING  
Ph#18-050**

**22626 4<sup>TH</sup> STREET**

# 4<sup>TH</sup>/B STREET RESIDENTIAL DEVELOPMENT PROJECT

PLANNING COMMISSION PUBLIC HEARING  
JAY LEE, ASSOCIATE PLANNER  
JUNE 28, 2018



ELEVATION '4B-R'

ELEVATION '1A'

ELEVATION '4A'

ELEVATION '1B'

ELEVATION '4A'

# PRESENTATION OUTLINE

- 1. Introduction & Background**
- 2. Proposed Project**
- 3. Staff Analysis**
- 4. California Environmental Quality Act (CEQA) Analysis**
- 5. Staff Recommendation**

# INTRODUCTION & BACKGROUND

**Applicant/Owner:** Dutra Enterprises

## **Requested Entitlements**

- 1. PD Rezone: RS to PD for lot size, lot coverage & setbacks**
- 2. Tentative Tract Map: subdivide 5 existing lots into 45 new lots**
- 3. Site Plan Review: 41 SFRs, common open space & private streets**

# INTRODUCTION & BACKGROUND: EXISTING

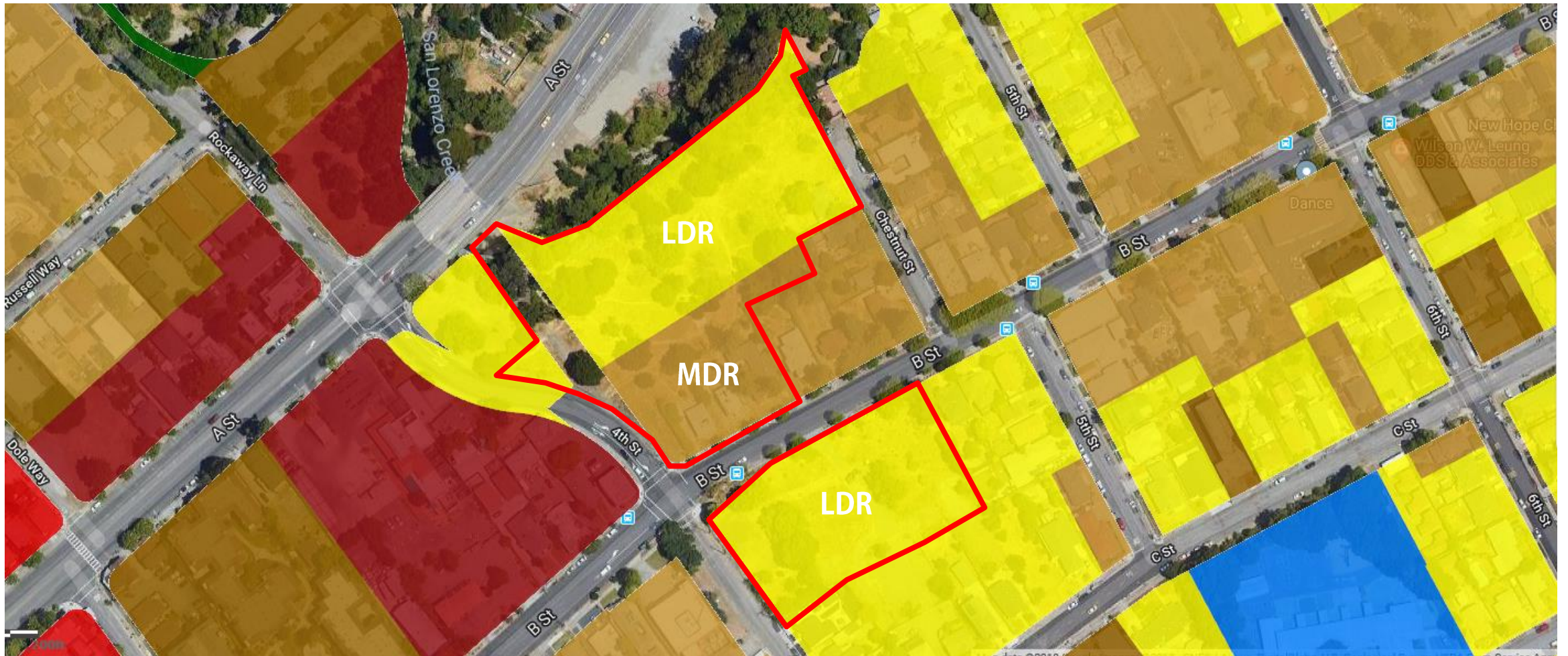




# INTRODUCTION & BACKGROUND: EXISTING



# INTRODUCTION & BACKGROUND: GENERAL PLAN



# INTRODUCTION & BACKGROUND: REVISIONS

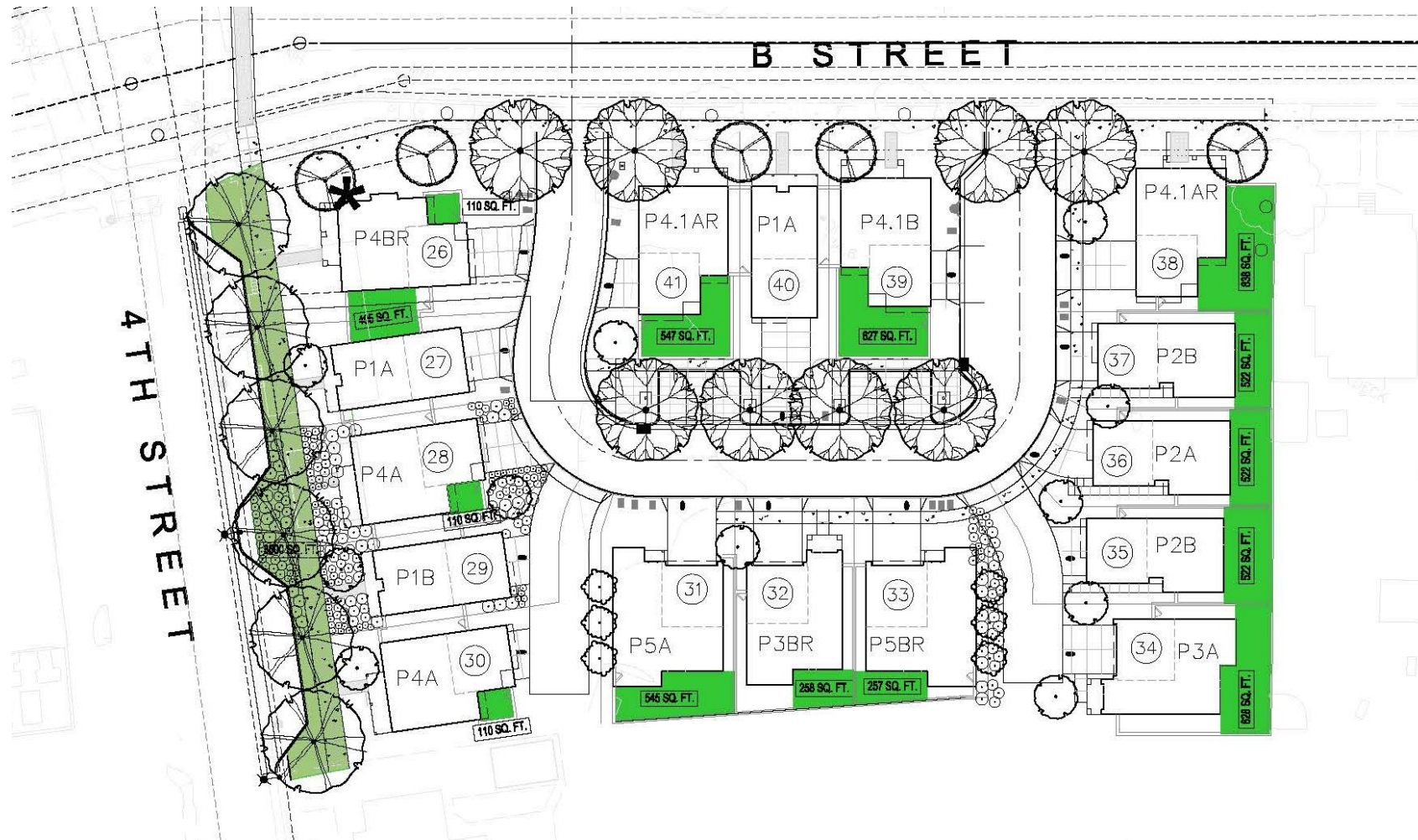


# INTRODUCTION & BACKGROUND: REVISIONS

<b>HEART Outreach Results</b>	<b>Comments/Revisions</b>
<b>Homes blend into neighborhood</b>	<b>Retained Victorian &amp; Craftsman styles</b>
<b>Preference for Plan 2 &amp; 5</b>	<b>Incorporated diversity of plan types throughout development</b>
<b>Varied opinions on colors/materials</b>	<b>Incorporated greater variety of colors</b>
<b>More windows</b>	<b>Incorporated additional articulation on side elevations of corner lots</b>
<b>Varied opinions on garage doors</b>	<b>Incorporated enhanced doors &amp; trellises</b>



# PROPOSED PROJECT: OVERVIEW (SOUTH)



# PROPOSED PROJECT: ARCHITECTURE

Plan 1



Plan 2



Shown with Optional Glass  
at Garage Door



Shown with Optional Glass  
at Garage Door

# PROPOSED PROJECT: ARCHITECTURE

Plan 3



Shown with Optional Glass  
at Garage Door



Shown with Optional Glass  
at Garage Door

Plan 4





# PROPOSED PROJECT: ARCHITECTURE

## Plan 5

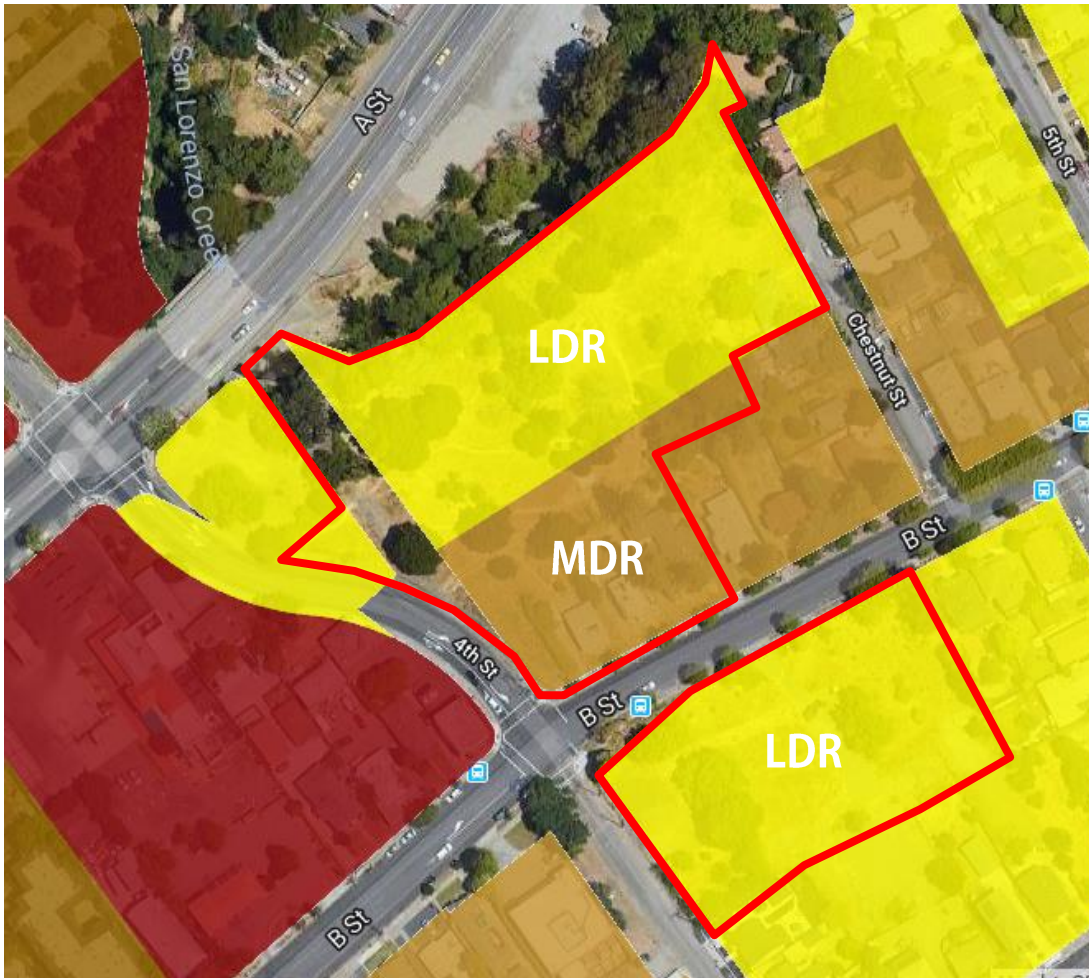


Shown with Optional Glass  
at Garage Door



Shown with Optional Glass  
at Garage Door

# STAFF ANALYSIS: LAND USE



## General Plan Policies

1. Diversity of housing types
2. Residential uses close to services
3. Growth and infill development

# STAFF ANALYSIS: LAND USE

## Zoning

Development Standard	HMC Requirement	Proposed Project
Min. Lot Size	5,000 sq. ft.	2,012 sq. ft.
Min. Average Lot Width	50 ft. (interior) / 60 ft. (corner)	35 ft.
Min. Average Lot Depth	80 ft.	61 sq. ft.
Max Lot Coverage	40%	53%
Min. Front Yard Setback	20 ft.	5 ft.
Min. Side Yard Setback	5 ft. or 10% of lot width (10 ft. max)	4 ft.
Min. Side Street Yard Setback	10 ft.	5 ft.
Min. Rear Yard Setback	20 ft.	4 ft.



# STAFF ANALYSIS: LAND USE

## Other Land Use Policies

1. Hayward Foothills Trail Special Design Overlay District
2. Strategic Initiatives
  - Complete Communities
  - Complete Streets



# STAFF ANALYSIS: ARCHITECTURE



ELEVATION '4B-R'

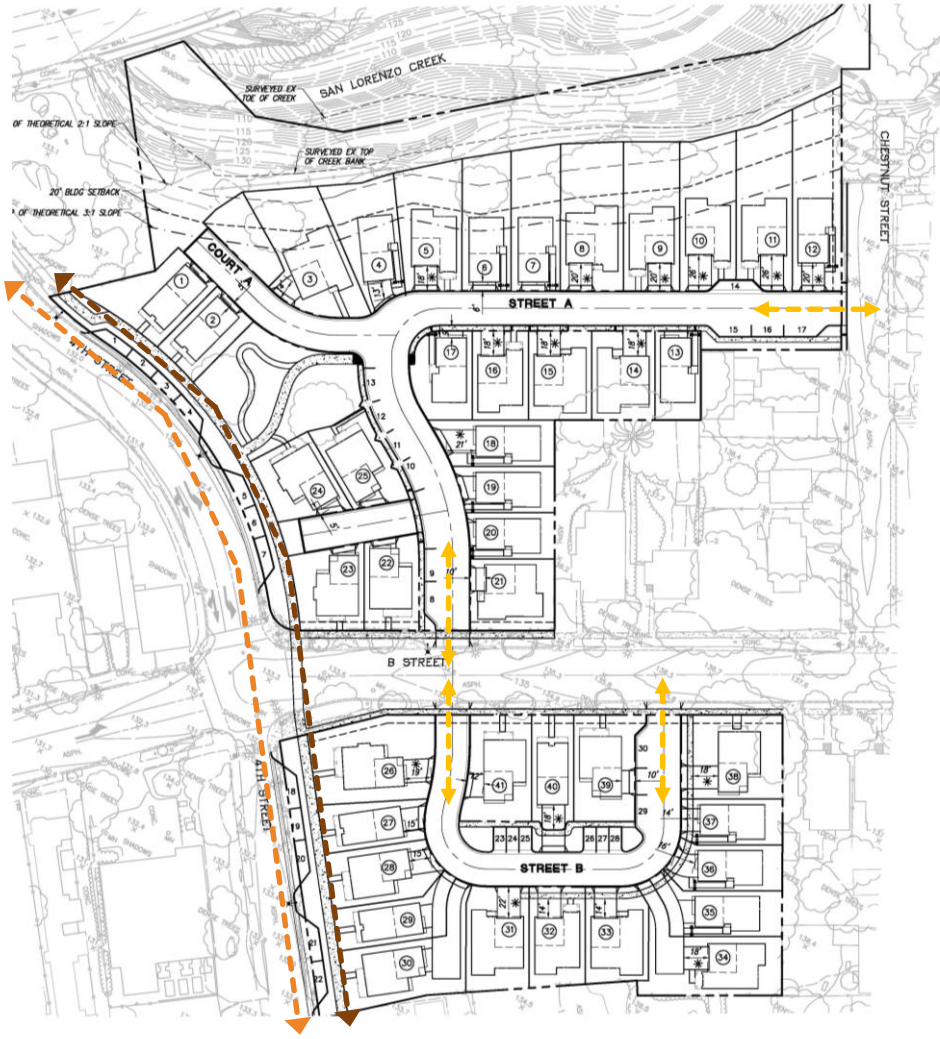
ELEVATION '1A'

ELEVATION '4A'

ELEVATION '1B'

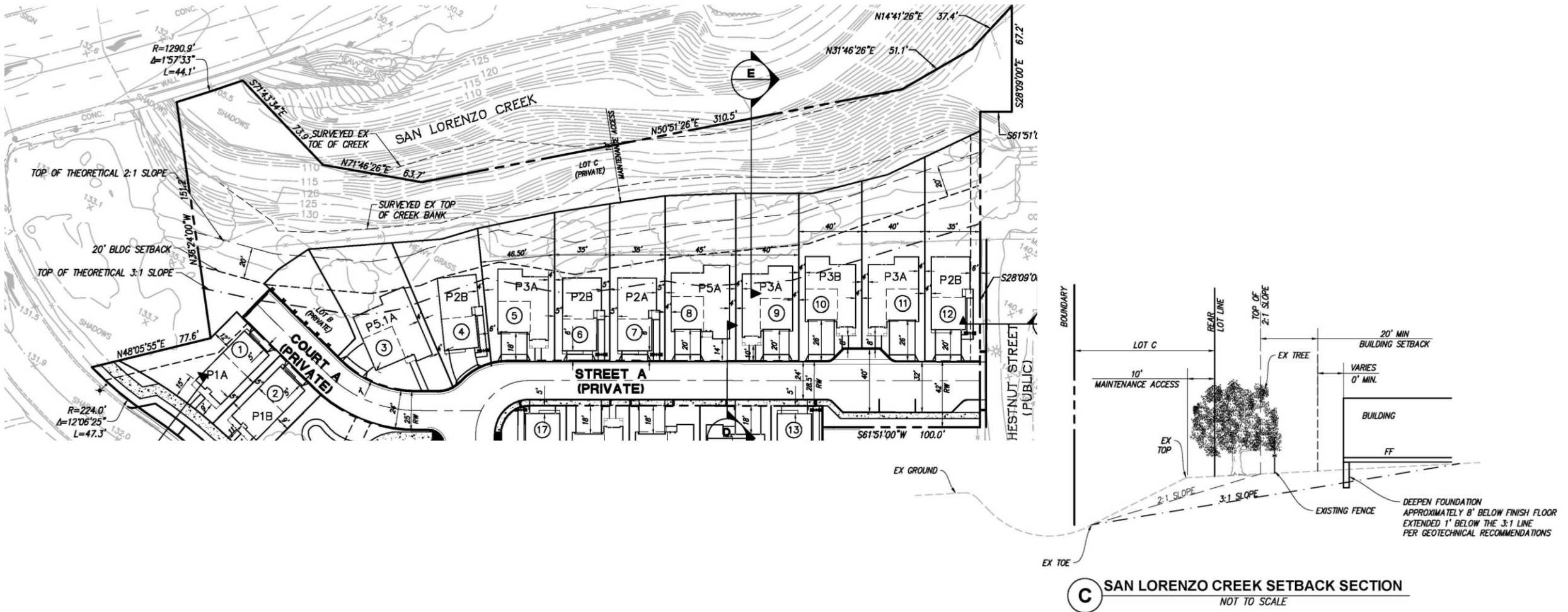
ELEVATION '4A'

# STAFF ANALYSIS: CIRCULATION & PARKING



Parking Standard	Required	Proposed
Off-Street	82 spaces	82 spaces
Driveway	N/A	30 spaces
Street	N/A	30 spaces

# STAFF ANALYSIS: CREEK PROTECTION



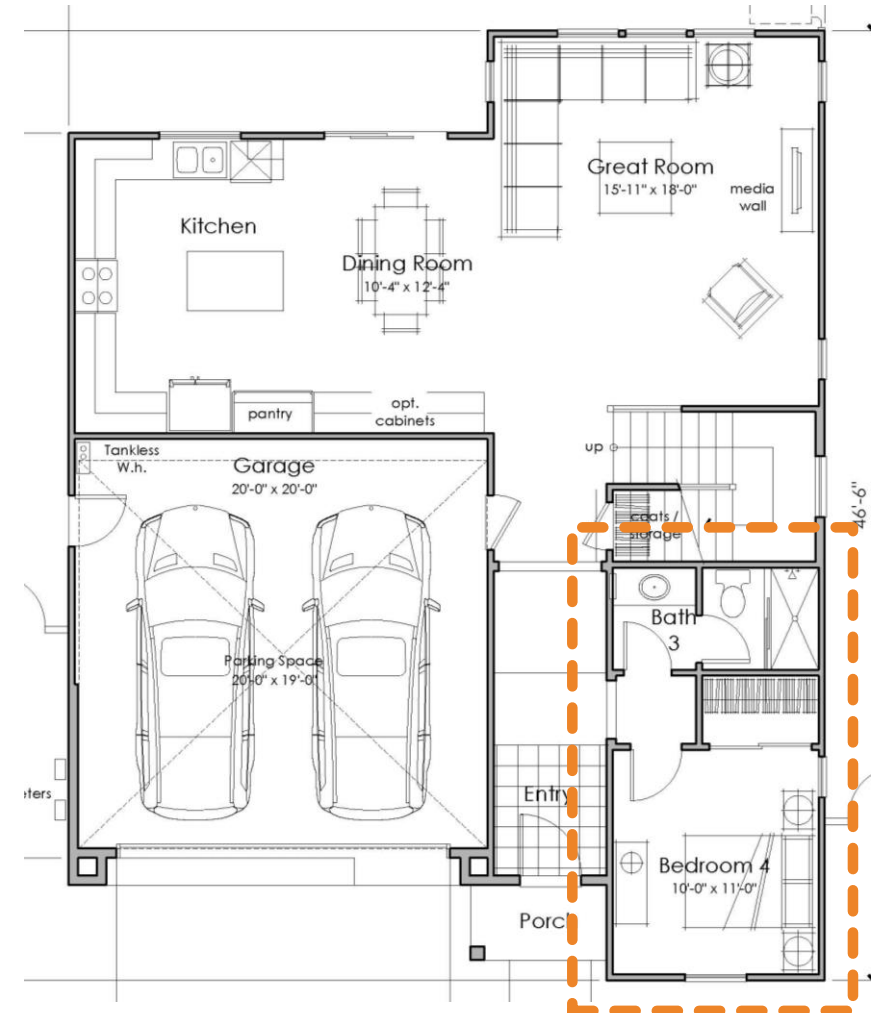
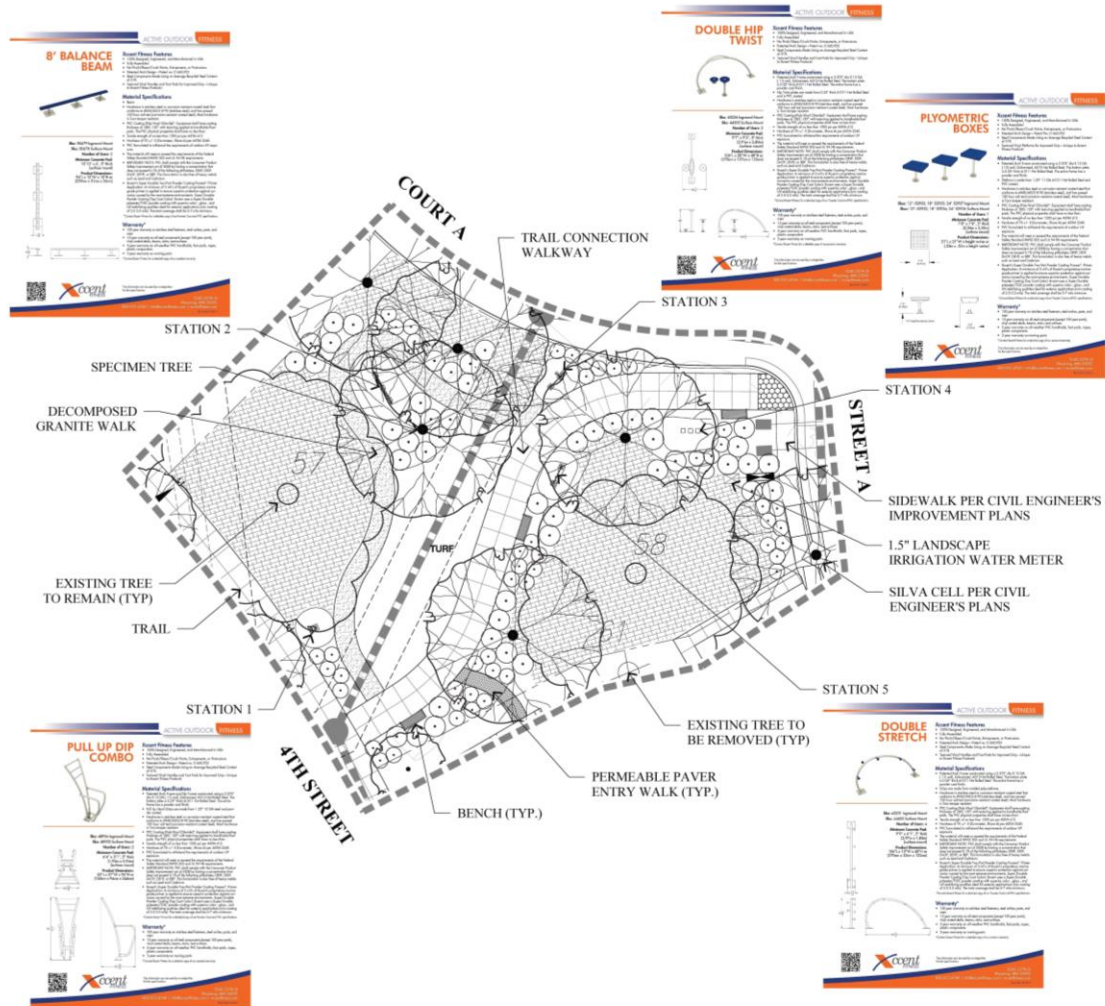
**C SAN LORENZO CREEK SETBACK SECTION**  
NOT TO SCALE



# STAFF ANALYSIS: AFFORDABLE HOUSING

- Applicants can provide on-site units or pay in-lieu fee per updated AHO (adopted 11/28/17 and effective 2/1/18)
- Projects deemed complete by 11/28/17 but receiving approval after 2/1/18 eligible to pay 50% of new in-lieu fee
- Project submitted on 7/12/17 and deemed complete on 11/21/17

# STAFF ANALYSIS: PD AMENITIES



# CEQA: OVERVIEW

## Project Impacts & Mitigation Measures

- Biological Resources
- Cultural Resources
- Geology & Soils
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Noise
- Transportation/Traffic
- Tribal Cultural Resources
- Mandatory Findings of Significance

# CEQA: TRAFFIC

**Table 16 Proposed Project Trip Generation**

Land Use	Dwelling Units	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Single-Family Homes <sup>1</sup>	41	458 <sup>1</sup>	9	25	34 <sup>2</sup>	27	16	43 <sup>3</sup>

**Table 17 Existing plus Project Conditions Intersection Level of Service**

No.	Intersection	Control	Peak Hour	Existing Conditions		Existing Plus Project Conditions		Change in Delay <sup>2</sup> (Sec)	Significant Impact?
				Delay	LOS	Delay	LOS		
1.	4th Street and A Street	Signal	AM	19.5	B	19.7	B	+0.2	No
			PM	23.8	C	24.2	C	+0.4	No
2.	4th Street and B Street	Signal	AM	12.3	B	12.8	B	+0.5	No
			PM	8.9	A	9.2	A	+0.3	No
3.	4th Street and C Street	All-Way Stop Control	AM	12.9	B	13.1	B	+0.2	No
			PM	11.6	B	11.8	B	+0.2	No

- Less-than-significant impact to traffic (LOS & queuing)
- Mitigation measures for driveway/transit conflicts
- Pedestrian/bus bulbouts, crosswalk improvements, & driveway signage
- COA: Bike sharrows & signage along 4<sup>th</sup> Street

# CEQA: CREEK-RELATED ISSUES

- **Habitat already fragmented by urban development and project site not expected to support wildlife movement**
- **No structures within creek bank and mitigation measures (less-than-significant impacts to geology & soils and hydrology & water quality)**

# STAFF RECOMMENDATION

## Staff Recommendation

- 1. Recommend approval of PD Rezone, Vesting Tentative Tract Map No. 8427, & Site Plan Review Application No. 201704074**
- 2. Recommend adoption of Mitigated Negative Declaration (MND) with Mitigation Monitoring & Reporting Program (MMRP)**

# STAFF RECOMMENDATION

Questions?