

**CITY OF HAYWARD**  
**PLANNING DIVISION**  
**APPLICATION NO. 201703214**  
**SITE PLAN REVIEW, GRADING PERMIT AND MITIGATED NEGATIVE DECLARATION**  
**22620 CALL AVENUE**  
**DRAFT FINDINGS OF APPROVAL**

Proposed Single-Family Residence on a Vacant 0.25-Acre Hillside Lot Located at 26620 Call Avenue (APN 081D-1665-026-00) by Applicant/Owner: Somnadh Allu Requiring Approval of Site Plan Review with Grading Permit and adoption of a Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program (MMRP). Application No. 201703214.

**SITE PLAN REVIEW FINDINGS**

Pursuant to Section 10-1.3025 of the HMC, the City Council may conditionally approve a Site Plan Review application when all the following findings are met:

**A. The development is compatible with on-site and surrounding structures and uses and is an attractive addition to the City.**

The proposed single-family residence is compatible and consistent with other single-family dwellings in the vicinity and would be designed to be an attractive addition to the City. The new home incorporates a mix of contemporary and traditional architectural elements. The composition shingled pitched roof is broken up into smaller components and the building materials incorporate a combination of stucco, wood siding, and stone veneer. The proposed color palette includes shades of gray and tan with contrasting white trim. The front elevation is articulated with front entry porch, large windows, and breaks in the building mass. The side elevations are also articulated with outdoor patio/deck areas, large windows, and breaks in the building mass. The retaining walls in the rear yard will be composed of decorative limestone.

The architecture design of the home and choice of building materials and colors will provide a smooth visual transition between the proposed two-story home and the natural surroundings. The proposed project reduces the building bulk and mass by incorporating a stepped design and articulation on all elevations.

**B. The development takes into consideration physical and environmental constraints.**

The development of the proposed single-family residence takes into consideration the physical and environmental constraints in that it's designed to blend into the existing slope. The proposed architectural design of the single-family residence is consistent with the design guidelines established in the City's *Hillside Design and Urban Wildlife Interface Guidelines*. The Guidelines requires that new buildings within the development exhibit varied elevations, floor plans, setbacks, and a quality architecture to enhance the hillside setting. The proposed home has incorporated well-articulated front and street side elevations with a pitched roof broken into

smaller components, well-proportioned windows, outdoor patio/deck areas, and a variety of textures and colors.

**C. The development complies with the intent of City development policies and regulations.**

The proposed single-family residence complies with applicable City development policies, including but not limited to the *Hayward 2040 General Plan*, the Hayward Municipal Code (HMC), and the City's Hillside Design and Urban/Wildlife Interface Guidelines. In addition, the development consistent with the following *Hayward 2040 General Plan* goals related to Land Use and Community Character:

*Land Use Policy LU-1.7 Design Guidelines: The City shall maintain and implement commercial, residential, industrial, and hillside design guidelines to ensure that future development complies with General Plan goals and policies.*

*Land Use Policy LU-3.7 Infill Developments in Neighborhoods: The City shall protect the pattern and character of existing neighborhoods by requiring new infill developments to have complimentary building forms and features.*

The project also incorporates new drought-tolerant landscaping in compliance with the Bay Area-Friendly Water Efficient Landscape Ordinance and will enhance the visual quality and character of the existing vacant site. The project will also conform to the City's Tree Preservation Ordinance, which requires preservation of existing trees to the greatest extent feasible and mitigation for the proposed removal of existing protected tree. The applicant proposes a new landscape for the site consisting of shrub, flowering, and ground cover plantings with nine new trees.

**D. The development will be operated in a manner determined to be acceptable and compatible with surrounding development.**

The proposed single-family residence, as conditioned, will be compatible with the surrounding residential development as the project will be subject to all applicable provisions of the HMC including construction, maintenance, landscaping, and etc. In addition, the proposed development of one single-family residence will be located within an already established single-family residential neighborhood, consistent with the land use pattern and character of the surrounding homes in the vicinity.

The proposed single-family residence will include both on- and off-site improvements. On-site improvements will include the installation of drought-tolerant landscaping, erosion control measures, storm drains, utility undergrounding, and shall incorporate Best Management Practices (BMPs) to construction noise, grading and construction activities to prevent adverse negative impacts onto adjacent properties. Other on-site improvements would include concrete step pads for walkways, stairs, landscaped planters, and retaining walls. The project also proposes a new driveway that will connect to the existing driveway of the adjacent single-family residence to the east. A public access easement that traverses the driveway of the adjacent home will provide vehicular access from Call

Avenue. Off-site improvements include the reconstruction and repair of existing road and sidewalks along call Avenue to meet the City's street standards.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

- A. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15220, an Initial Study was prepared for this project with the finding that a Mitigated Negative Declaration was appropriate because all potential impacts could be mitigated to a level of less than significant with the implementation of mitigation measures.
- B. The proposed MND was prepared by the staff on behalf of the City of Hayward (Lead Agency), and the MND was circulated to the State, all interested parties, and posted in the newspaper with a minimum 20-day public review period between June 1, 2018 and June 21, 2018.
- C. The proposed MND was independently reviewed, considered and analyzed by the Planning Commission and reflects the independent judgement of the Planning Commission; such independent judgement is based on substantial evidence in the record (even though there may be differences between or among the different sources of information and opinions offered in the documents, testimony, public comments and such responses that make up the proposed MND and the administrative record as a whole); the Planning Commission recommends the City Council adopt the proposed MND and its findings and conclusions as its source of environmental information; and the proposed MND is legally adequate and was completed in compliance with CEQA.
- D. The proposed MND identified all potential adverse impacts and based on the MND and the whole record before the Planning Commission, there is no substantial evidence that the Project, with mitigation measures incorporated, will have a significant effect on the environment.
- E. The project complies with CEQA, and the proposed MND was presented to the Planning Commission, which reviewed and considered the information contained therein prior to recommending approval of the Project. The custodian of the record of proceedings upon which this decision is based is the Development Services Department of the City of Hayward located at 777 B Street, Hayward, CA 94544.