



DEVELOPMENT SERVICES

# Dryden Court Single Family Home

# Project Site





# Current Site



# Proposed Project



## ▶ Site Plan Review

- ▶ Approximately 4,200 single family home and related site improvements

## ▶ Grading Permit Review

- ▶ Required per Parcel Map 5842
- ▶ HMC Section 10-8.23(b) Requires Council Review for grading permit on slopes exceeding 20%



# Proposed Project



VIEW FROM STREET



VIEW FROM WEST NEIGHBOR



VIEW FROM EAST NEIGHBOR



		Date: 10/20/18 Title: Architect Project: 1018012 Client: Ronald Huber, AIA Project Name: NEW DRYDEN CT. RESIDENCE Project Address: 2000 Dryden Court Hayward CA 94541 Project Phone: 510 733-6656 Project Email: ronald@ronaldhuber.com	Project: 1018012 Title: Architect Project: 1018012 Client: Ronald Huber, AIA Project Name: NEW DRYDEN CT. RESIDENCE Project Address: 2000 Dryden Court Hayward CA 94541 Project Phone: 510 733-6656 Project Email: ronald@ronaldhuber.com	Date: 10/20/18 Title: Architect Project: 1018012 Client: Ronald Huber, AIA Project Name: NEW DRYDEN CT. RESIDENCE Project Address: 2000 Dryden Court Hayward CA 94541 Project Phone: 510 733-6656 Project Email: ronald@ronaldhuber.com	Date: 10/20/18 Title: Architect Project: 1018012 Client: Ronald Huber, AIA Project Name: NEW DRYDEN CT. RESIDENCE Project Address: 2000 Dryden Court Hayward CA 94541 Project Phone: 510 733-6656 Project Email: ronald@ronaldhuber.com
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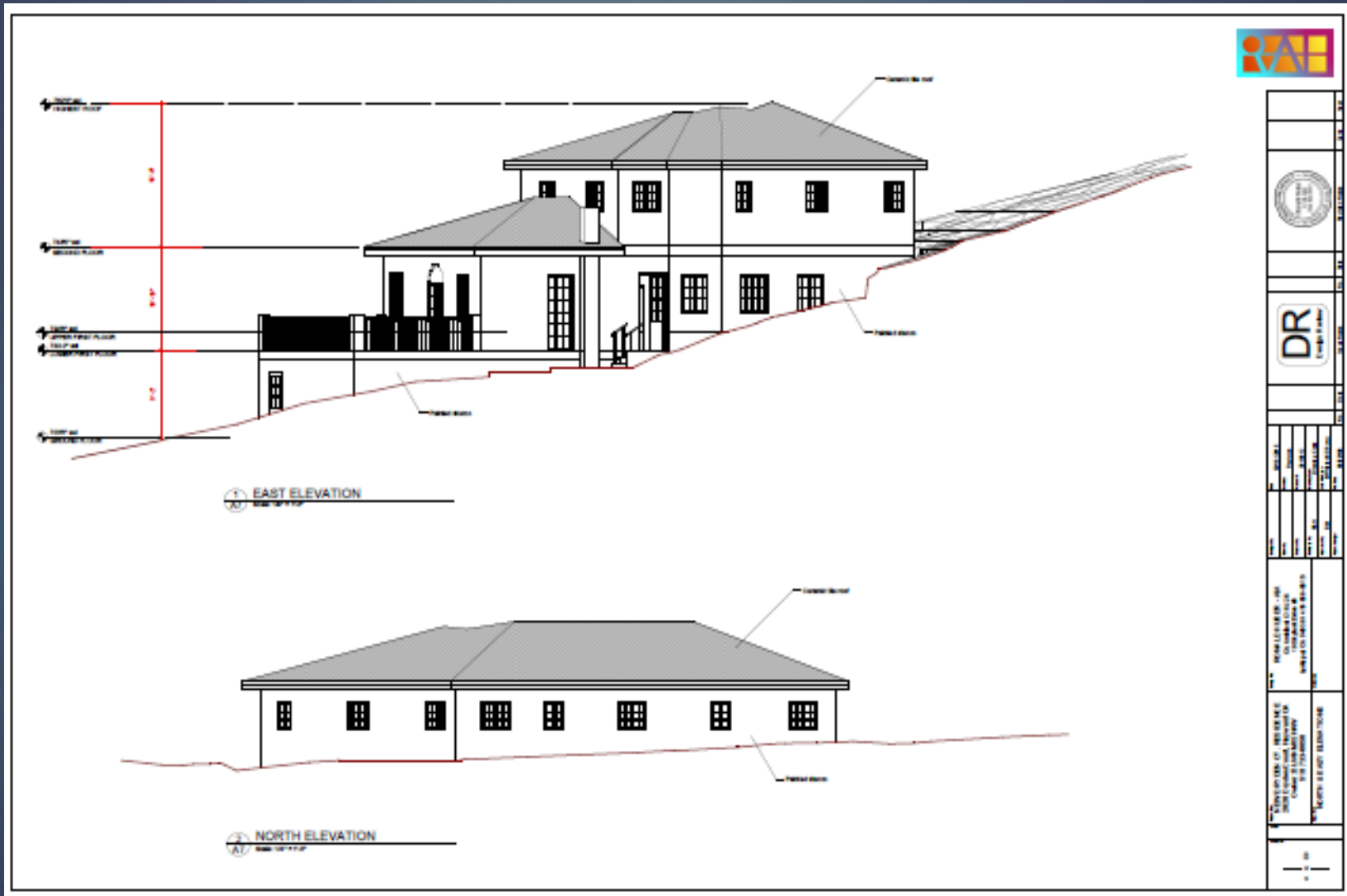
DR  
Design Review

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2000 Dryden Court Hayward CA  
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PROSPECTIVES & ELEVATIONS

12

# Proposed Project



# CEQA



- ▶ **Initial Study** released for 20-day circulation ends September 15, 2016 at 5 p.m.
- ▶ **Impacts** found in the areas of Geology/Soils.
- ▶ **Mitigation Measure** to minimize those impacts to a level of less than significant were incorporated as conditions of approval.

# Correction



The proposed garage would be an over-sized two-car garage rather than a three-car garage.

Project remains consistent with the Parcel Map Conditions of Approval in that there is an oversized driveway and remains consistent with the municipal code because there is parking on Dryden Court.



# Recommendation



Planning Commission recommend that the City Council review the grading and drainage plans and make the required findings to approve the Site Plan Review and adopt the Initial Study and Mitigated Negative Declaration, subject to the recommended conditions of approval.

# Questions & Discussion

