

**PLANNING COMMISSION MEETING  
THURSDAY, MARCH 22, 2018**

**PRESENTATIONS**

# **STAFF PRESENTATION**

**ITEM #1 PUBLIC HEARING  
Ph#18-023**

**2398 RAINBOW COURT**



DEVELOPMENT SERVICES

# 2398 Rainbow Court Single-Family Residence

# Recommended Action



- ✓ **Approval** of the Site Plan Review with Grading Permit and Variance
- ✓ **Adoption** of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the proposed project.

# Project Site



## Location:

2398 Rainbow Court

## Zoning:

Single Family  
Residential

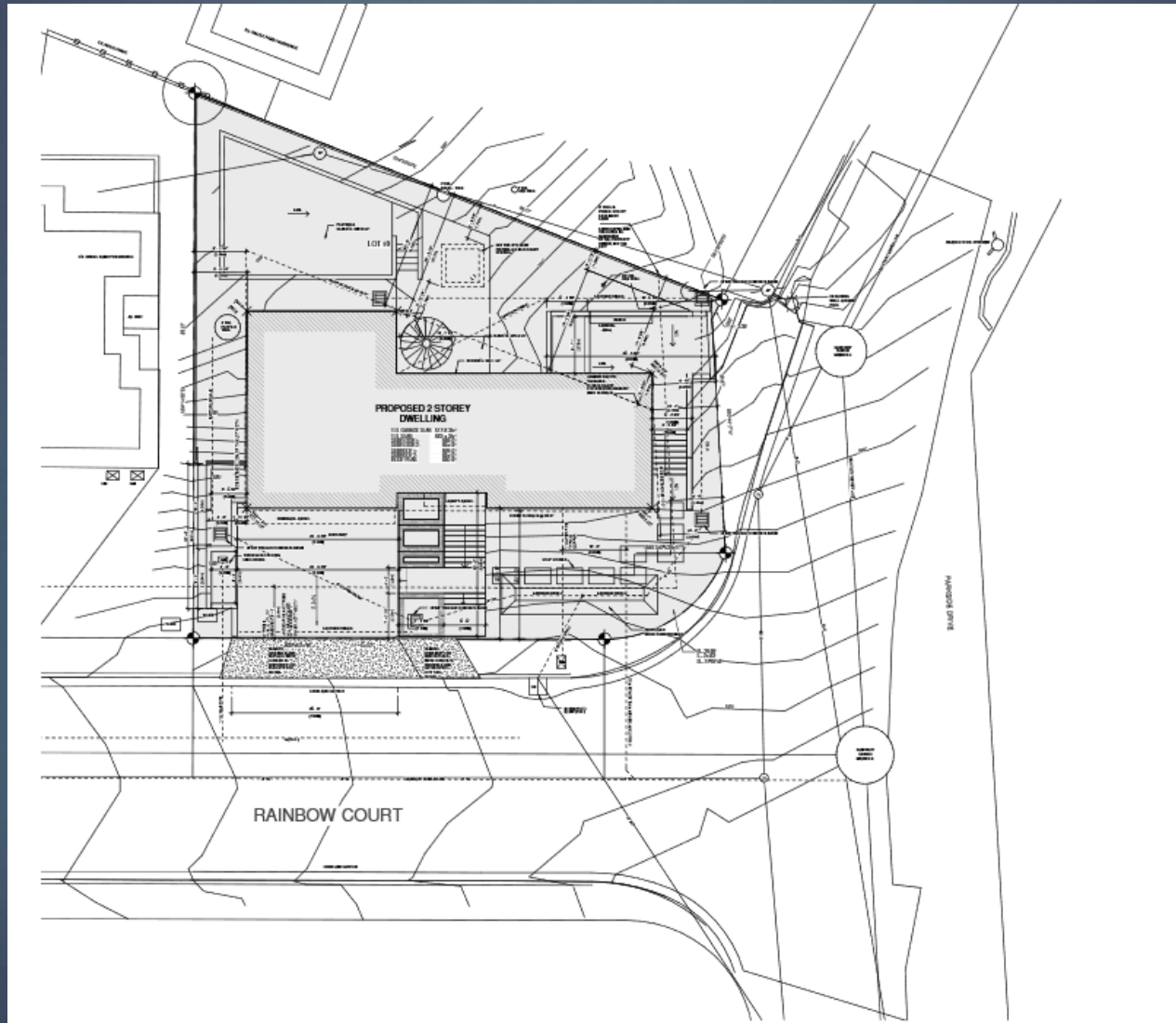
## General Plan

## Designation:

Suburban Density  
Residential (SDR)

# Site Plan

Site- Corner Lot, Slope- 26%





# Project Summary



## ✓ Site Plan Review

- In 1978, Final Map Tract 3992 was recorded for the subdivision with a height limit 28 ft. and 3 inches
- Two- story "Eichler-Type contemporary home
- 2,672 Square-Foot Single-Family Residence
- Constructed using metal-framing, finished stucco, and aluminum panels

# Project Summary



## ✓ Tree Removal

- Remove 1 tree protected (10 mitigation plantings)

## Site Improvements

- On and Off-Site Improvements
- Drought-Tolerant Landscaping

## ✓ Grading Permit Review

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



# Project Summary



## ✓ Variance

- Encroach 5 feet and 3 inches at the rear yard setback
- There are special circumstances applicable to the lot due to size, shape, topography and physical constraints that create unique hardship



# Public Outreach



- On March 5, 2018, staff received one letter of support from an adjacent property owner on the proposed variance



# Policy Context and Code Compliance



- Consistent with the goals and policies of the City's General Plan
- Consistent with the Hillside and Urban Wildlife Interface Guidelines

# Development Standards



Criteria	Proposed	Required or Max. Allowed
Lot Coverage	28.5%	40%
Front Setback	20'	20'
Side Yard	8' 4"	6' 4"
Side Street Yard	10'	10'
Rear Yard	15' (Northeaster corner of the lot) 20' (Northwestern corner of the lot)	20'
Parking	Two-car garage	Two-car garage
Driveway Length	20'	20'
Height	28' 3"	28' 3"

# Environmental Review



- ✓ Initial Study and Mitigated Negative Declaration (IS/MND) were prepared for the proposed project.
- ✓ Impacts identified are related to ***Geology & Soils***.
- ✓ Initial Study was circulated for comments for a 20 day period. **No comments were received.**
- ✓ 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***.



# Conclusion



- ▶ Staff believes all Site Plan Review and Variance Findings can be made.
- ▶ That the Planning Commission recommends to the City Council:
  - ✓ **Approval** of the Site Plan Review with Grading Permit and Variance 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





# Proposed Plans



## PLANNING APPROVAL SET

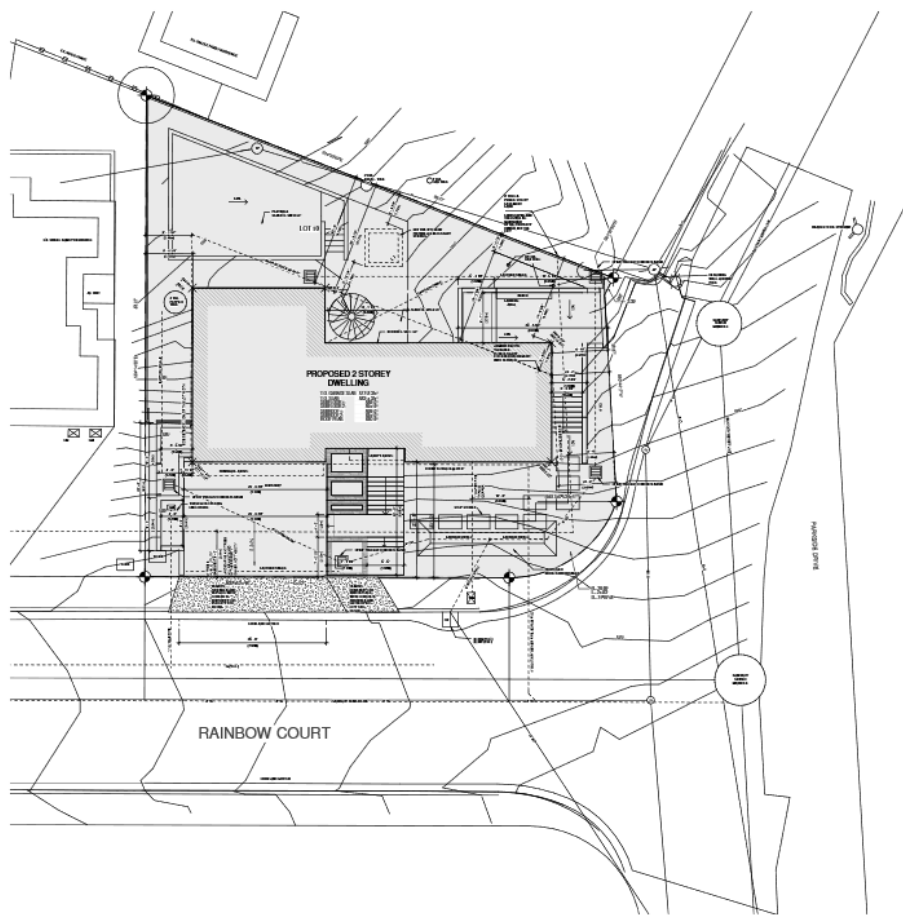
- A.001 Specifications
- A.002 Compositions
- A.003 Card plot
- A.000 Title plan
- A.011 Landscape plan
- A.014 Main floor plan
- A.015 First floor plan
- A.016 Roof plan
- A.200 West elevation
- A.201 North elevation
- A.202 East elevation
- A.203 South elevation
- A.300 Cross section 1
- A.301 Cross section 2
- A.302 Longitudinal section

**INDEX:** THE UNITED STATES WILL BE  
PUT TO THE TEST. DEMOCRACY WILL  
BE PROVEN. SEE: A FREE PRESS IS A MUST.



THE FOLLOWING PLANS, PROVIDED BY BONE STRUCTURE, ARE FOR INFORMATION REGARDING THE CONSTRUCTION OF THE PROJECT BY A LICENSED DEALER. BONE STRUCTURE IS THE SUPPLIER OF A STRUCTURAL SYSTEM THAT INCLUDES THE ANCHORS NECESSARY FOR THE EXTERIOR AND INTERIOR FINISHING. ALL OTHER SYSTEMS ARE SHOWN ONLY FOR UNDERSTANDING AND ARE UNDER THE RESPONSIBILITY OF THE BUILDER.

DATE : 2017/09/19



**Zoning and Site Characteristics Table**

Property Address	2558 Rainbow Court
City	Hayward, CA
County	Alameda
Parcel Number	APN 425-0410-021
Proposed Use	Residential Single-Family (RS-1)
Proposed Building	2-Storey Detached Single-Family Dwelling
Proposed Lot Area	4,500 sq. ft.
Proposed Building Area	2,500 sq. ft.
Proposed Floor Area	5,000 sq. ft.
Proposed Height	20 feet
Proposed Setbacks	Front: 10 feet, Side: 5 feet, Rear: 10 feet

\* THESE PLANS ARE NOT FOR CONSTRUCTION.

**BONE**  
STRUCTURE<sup>®</sup>

**Simple Concept**

2558 JACOBIA DRIVE, HAYWARD, CA 94542  
T: 415.555.5557 F: 415.555.5557

THIS PLAN, PREPARED BY BONE STRUCTURE, AND THE CONSTRUCTION OF THE BUILDING, ARE THE SOLE PROPERTY OF BONE STRUCTURE. NO PART OF THIS PLAN OR THE BUILDING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BONE STRUCTURE. BONE STRUCTURE ASSUMES NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF THE USE OF THESE PLANS.

NO.	DATE	BY	CHK.
1	10/10/19	MM	MM

PROJECT

**MIKHAIL**

17-802

2558 RAINBOW COURT  
HAYWARD, CA 94542, APN 425-0410-021

DRAWING TITLE

Site plan

DRAWN BY

Author

CHECK BY

Checker

DATE

2017/09/19

SCALE

As indicated

REVISION

PAGE

A. 100





# SYMBOLS, LEGEND & NOTES

- 1. FLOORING
- 2. WALLS
- 3. CEILING
- 4. DOORS
- 5. WINDOWS
- 6. STAIRS
- 7. ELEVATOR
- 8. MECHANICAL EQUIPMENT
- 9. LANDSCAPE
- 10. SITEWORK
- 11. UTILITIES
- 12. FINISHES
- 13. EQUIPMENT
- 14. FURNITURE
- 15. LIGHTING
- 16. PLANTING
- 17. SIGNAGE
- 18. SECURITY
- 19. ACCESSIBILITY
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1. **RESEARCH DESIGN**

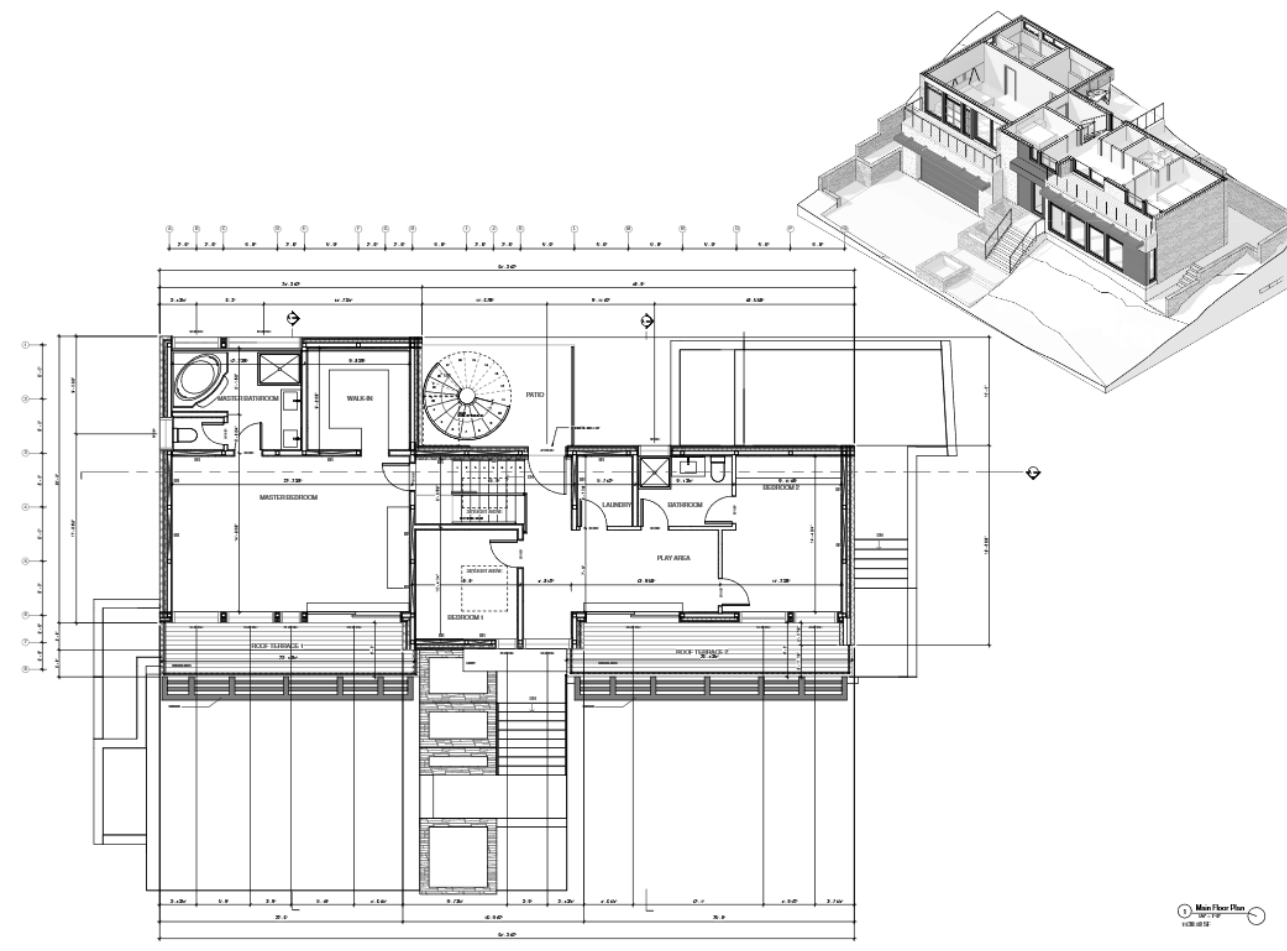
### Simple Concept

THESE PLANS PROVIDE DETAILED STRUCTURE AND FLOOR  
CONSTRUCTION ONLY REGARDING THE CONSTRUCTION OF  
PROJECTS BY AN ARCHITECT OR DESIGNER. STRUCTURE  
SUPPORTS OF A STRUCTURAL SYSTEM THAT INCLUDES THE  
ANCHORS RECORDED FOR INTERIOR AND EXTERIOR FINISH  
SUPPORT SYSTEMS ARE LISTED AND DRAWINGS FOR THE

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<p>MIAKHAIL</p> <p>17-802</p> <p>2368 RAINBOW COURT</p> <p>HAYWARD, CA 94542 APN 425-0410-031</p>		

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### Simple Concept

2917 JOSEPH A. SCHWABER JR. LAKES, CA 94762  
T: 415/939-6622 FAX: 415/939-6917

THIS PLANS PROVIDED DYNAMIC STRUCTURES AND FOR INFORMATION ONLY IS CAUTIONING THE CONSTRUCTION OF THE PROJECT BY AN AUTHORIZED DEALER. LONG STRUCTURE IN THE SHIPPER IS A STRUCTURAL SYSTEM THAT BACKS UP THE ARCHES AND GABLES FOR INSIDE AND OUTSIDE WALLS. OTHER BUILDING SYSTEMS ARE LISTED AND SHOWS OF THE INFORMATION PURPOSES AND ARE THE 10% CONSTRUCTION OF THE MANUFACTURE

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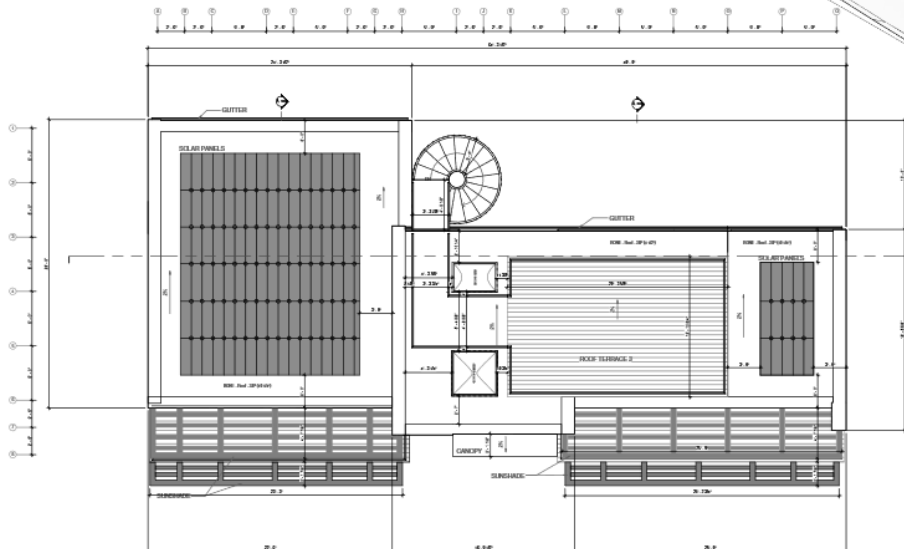
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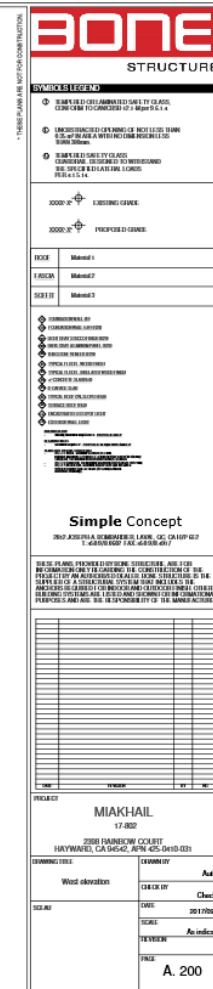
2388 RAINBOW COURT  
HAYWARD, CA 94542, APN 425-0410-031

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1 First Floor Plan  
12' x 14'  
11.61 sq ft (including garage)

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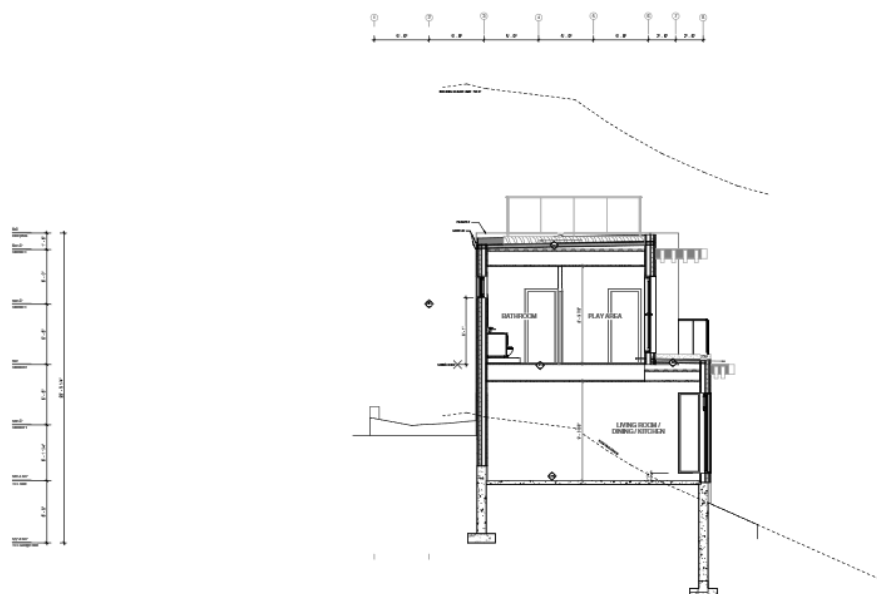
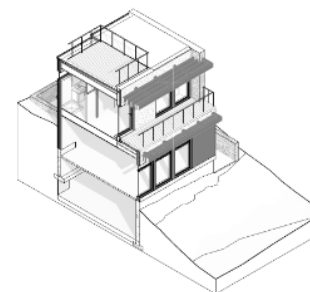








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**QUESTION**

1. A patient with a history of chronic kidney disease (CKD) is being treated with a diuretic. The patient's serum potassium level is 2.8 mEq/L. The nurse should monitor the patient for which of the following signs and symptoms?

**ANSWER**

1. Muscle weakness and numbness

**RATIONALE**

1. Hypokalemia (low potassium) can cause muscle weakness and numbness. The nurse should monitor the patient for these signs and symptoms.

2. Increased thirst and dry mouth

3. Increased urination

4. Increased heart rate

**TEST TAKEAWAY**

1. Hypokalemia can cause muscle weakness and numbness. The nurse should monitor the patient for these signs and symptoms.

### Simple Concept

DR. JOSEPH A. DEMME/DR. LARRY, CC, CA 94062  
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MIKHAIL  
17-992

2368 RAINBOW COURT  
HAYWARD, CA 94542, APN 425-0410-031

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DR. JOSEPH A. DOMANIECH, LORR, CO, CA 94552  
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THESE PLANS, POWERED BY IRON STRUCTURE, ARE FOR INFORMATION ONLY, CAUSING THE CONSTRUCTION OF THE PROJECT BY AN AUTHORIZED IDEAL IRON STRUCTURE. THE SEVERAL OF A STRUCTURAL SYSTEM THAT INCLUDES THE ARCHES, IS GUIDED BY IRON AND OUTSIDE OF IDEAL, COULD BE USED IN SYSTEMS, ARE USED AND TOWARD THE CREATION OF PURPOSES AND ARE THE IRON CONSTRUCTION OF THE MARKET.

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PRELIMINARY

MIKHAIL  
17-002

2308 RAINBOW COURT  
HAYWARD, CA 94542, APN 425-0410-031

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SHEET NO.		REVISION	
		PAGE: A. 302	





# MIKHAIL RESIDENCE

2398 Rainbow Court  
Hayward, CA  
94542

## Taniguchi Landscape Architecture

1013 South Claremont St., Ste 1  
San Mateo, CA 94402  
v 650.638.9985 | f 650.638.9986  
CLA #22942

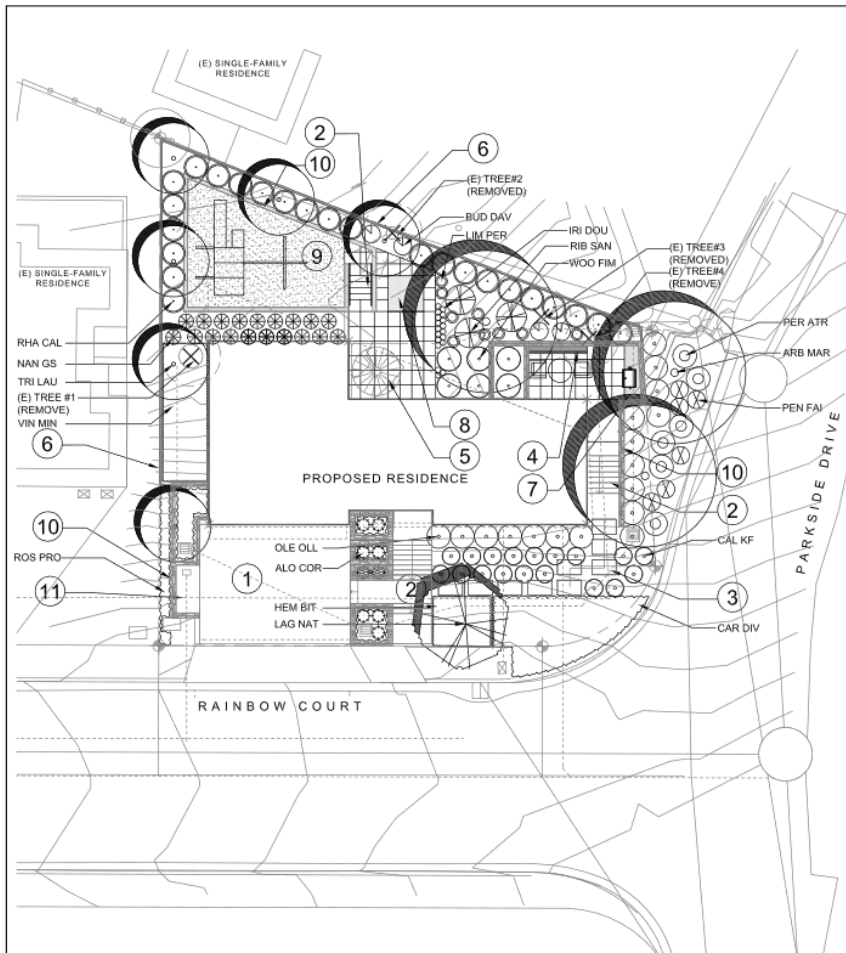
DATE: 05/05/2016  
BY: J. TANIGUCHI

SCALE: AS SHOWN

PROJECT NUMBER: 2398 RAINBOW

SHEET 1016

SCHEMATIC



### KEY NOTES

- 1 DRIVEWAY
- 2 STEPS/STAIRS
- 3 CONCRETE STEP PADS
- 4 SEATING BUILT INTO RETAINING WALL
- 5 STAIRS FROM ROOF DECK
- 6 WOOD FENCE AT PROPERTY LINE-6 FT HIGH
- 7 OUTDOOR KITCHEN
- 8 SPA
- 9 PLAY AREA-BARK SURFACE
- 10 RETAINING WALL
- 11 TRASH/RECYCLING BIN STORAGE

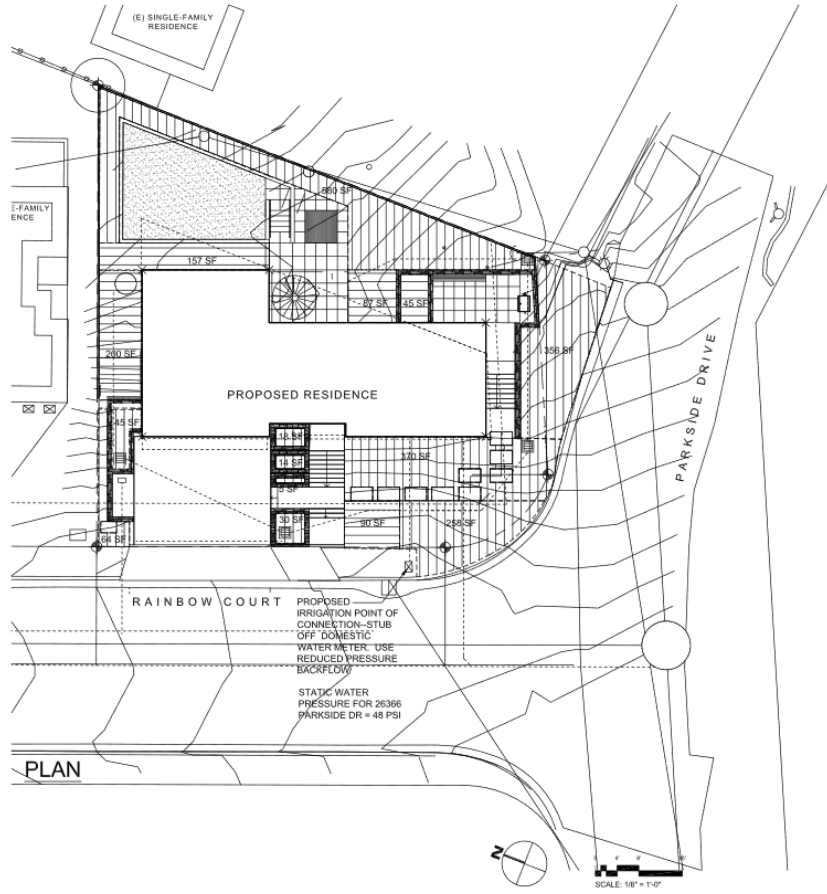
### LEGEND

- PROPOSED TREES
- EXISTING TREES TO BE REMOVED OR HAVE BEEN REMOVED
- SHRUB AND GROUND COVER AREA

### LANDSCAPE STATEMENT

THE PROJECT LANDSCAPE IS PROPOSED ON A SITE THAT SLOPES PREDOMINANTLY TO THE WEST. THE PROPOSED RESIDENCE IS MULTI-LEVELLED AND ALSO STEPS WITH THE SLOPE TO ADDRESS THE EXISTING SITE CONDITIONS. THE PROPOSED LANDSCAPE IS INTENDED TO BE BOTH WATER CONSERVING AND LOW-MAINTENANCE. PLANT MATERIALS ARE ZONED TO ADDRESS BOTH EXPOSURES AND SITE CONCERNS. THE PERIMETERS ARE PLANTED WITH TREES AND SHRUBS TO PROVIDE BOTH THE OCCUPANTS AND NEIGHBORS WITH PRIVACY. BROADLEAF EVERGREEN TREES ARE PROPOSED IN LOCATIONS WHERE PRIVACY IS OF GREATEST CONCERN. THE TREES LOCATED TO MAINTAIN VIEWS FROM THE TERRACES ON THE WEST ELEVATION OF THE PROPOSED RESIDENCE. RETAINING WALLS ARE SCREENED WITH PLANT MATERIALS. THE PLANT MATERIAL SELECTION AND ORGANIZATION ARE INTENDED TO ENHANCE THE SIMPLE CONTEMPORARY ARCHITECTURE OF THE RESIDENCE. THE PLANT SPECIES SELECTION VARIED TO PROVIDE DIFFERENT TEXTURES AND FORM WITH OPPORTUNITIES FOR SEASONAL FLOWERING AND COLOR. AS SITE GRADING IS INTENSED, TOPSOIL WILL BE STOCKPILED FOR USE IN THE PROJECT LANDSCAPE TO THE EXTENT POSSIBLE. ON SLOPES STEEPER THAN 3:1 A TIE MESH WILL BE USED FOR EROSION CONTROL PURPOSES. FOR INSTALLATION AND LONG TERM MAINTENANCE OF THE LANDSCAPE, SUSTAINABLE AND "BAY-FRIENDLY" PRACTICES ARE GOALS OF THE OWNER. THE INTENT IS TO RECYCLE A MINIMUM OF 50% OF THE LANDSCAPE CONSTRUCTION AND GREEN WASTE.

PLANT LIST	PLANT NAME	COMMON NAME	SIZE	WATER REQUIREMENTS	MAINTENANCE	PRICE	NOTES
<b>TREES</b>							
1	PLANT NAME	COMMON NAME	SIZE	WATER REQUIREMENTS	MAINTENANCE	PRICE	NOTES
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58	PLANT NAME	COMMON NAME	SIZE	WATER REQUIREMENTS	MAINTENANCE	PRICE	NOTES
59	PLANT NAME	COMMON NAME	SIZE	WATER REQUIREMENTS	MAINTENANCE	PRICE	NOTES
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99	PLANT NAME	COMMON NAME	SIZE	WATER REQUIREMENTS	MAINTENANCE	PRICE	NOTES
100	PLANT NAME	COMMON NAME	SIZE	WATER REQUIREMENTS	MAINTENANCE	PRICE	NOTES



CONCEPTUAL IRRIGATION STATEMENT

1. IRRIGATION DESIGN SHALL BE ZONED FOR: 1) TURF AND ANNUALS AND OTHER MODERATE TO HIGH WATER USE PLANT MATERIALS, 2) GROUNDCOVERS, AND 3) NATIVE AND WATER CONSERVING PLANT MATERIALS.
2. IRRIGATION DESIGN SHALL ALSO BE ZONED FOR MICRO CLIMATES INCLUDING COOL, SHADED AND PROTECTED AREAS, AS WELL AS HOT, SUNNY AND WINDY AREAS.
3. PART SHADE AREAS INCLUDE MODERATE WATER USE AREAS HAVING MORNING AND/OR AFTERNOON SHADE.
4. COOL AND FULL SHADY AREAS INCLUDE LOW WATER USE AREAS FOR PLANTS REQUIRING LITTLE OR NO IRRIGATION WATER AND/OR LOCATIONS THAT WILL PROVIDE MORE CONDITIONS.
5. LAYOUT SHALL BE DESIGNED FOR MINIMUM RUNOFF AND OVERSPRAY ONTO NEIGHBORING AREAS.
6. LOW VOLUME SPRINGERS SHALL BE USED WHEREVER POSSIBLE WITH HEAD TO HEAD COVERAGE.
7. DRIP EMITTER OR BUBBLER IRRIGATION SHALL BE UTILIZED AT TREES TO PROMOTE DEEP WATERING WHERE POSSIBLE.
8. DRIP IRRIGATION SHALL BE UTILIZED AT NON-TREE OR ISOLATED PLANTING AREAS TO DECREASE THE POSSIBILITY OF VANDALISM TO THE MICRO TUBING.
9. THE IRRIGATION CONTROLLER SHALL HAVE AMPLE CAPACITY IN TERMS OF PROGRAMS AND CYCLES THAT WILL MATCH THE COMPLEXITY OF THE LANDSCAPE PLAN FOR MORE EFFICIENT WATERING. FOR EXAMPLE, THE CONTROLLER SHALL HAVE THE ABILITY TO HAVE MULTIPLE CYCLES TO EMIT A NUMBER OF SHORT DURATION WATERINGS THAT WILL ALLOW WATER TO SOAK INTO THE SOIL RATHER THAN RUN OFF.
10. INDIVIDUAL BUBBLERS OR DRIP EMITTERS SHALL BE UTILIZED TO SOLICIT WATER FOR PLANT MATERIALS AND ELIMINATE WATERING OF "BARE GROUND".

NOTES:

1. A MINIMUM 3-INCH LAYER OF 1/2" TO 1" DIAMETER FIR OR PINE BARK MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS.
2. I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.
3. IRRIGATED PLANTED AREA= 2318 SF  
TURF= 5% OF THAT PLANTED AREA.
4. PLANT MATERIAL SPECIES ARE DROUGHT TOLERANT NATIVE OR NON-INVASIVE PLANT SPECIES AS DEFINED BY THE CALIFORNIA INVASIVE PLANT COUNCIL. DROUGHT TOLERANCE IS AS DEFINED IN PLANTS AND LANDSCAPES FOR SUMMER DRY CLIMATES OF THE SAN FRANCISCO BAY REGION BY THE EAST BAY MUNICIPAL UTILITY DISTRICT.
5. UNLESS CONTRADICTED BY A SOIL TEST, COMPOST AT THE RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
6. AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM.
7. IRRIGATION CONTROLLER PROGRAMMING DATA WILL NOT BE LOST DUE TO AN INTERRUPTION IN THE PRIMARY POWER SOURCE.
8. PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
9. MANUAL SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
10. AREAS LESS THAN 10 FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.

IRRIGATION WATER USE CALCULATIONS:

MANUAL RESIDENCE WATER USE ESTIMATION											
PLANTING MATERIAL		AREA		WATER USE		TOTAL		TOTAL		TOTAL	
AREA	WATER USE	AREA	WATER USE	AREA	WATER USE	AREA	WATER USE	AREA	WATER USE	AREA	WATER USE
1. TURF	1.00	2. ANNUALS	1.00	3. PERENNIALS	1.00	4. GROUNDCOVERS	1.00	5. TREES	1.00	6. SHRUBS	1.00
7. PALMS	1.00	8. BULBS	1.00	9. FLOWERS	1.00	10. VINES	1.00	11. HERBACEOUS	1.00	12. OTHER	1.00
13. TOTAL	1.00	14. TOTAL	1.00	15. TOTAL	1.00	16. TOTAL	1.00	17. TOTAL	1.00	18. TOTAL	1.00

HYDROZONE LEGEND

- LOW WATER USE: 1,740 SF (SUBSURFACE DRIP AND/OR DRIP EMITTERS)
- MEDIUM WATER USE: 579 SF (SUBSURFACE DRIP AND/OR DRIP EMITTERS)
- HIGH WATER USE (NONE PROPOSED)

MIKHAIL RESIDENCE

2396 Rainbow Court  
Hayward, CA  
94542

Taniguchi Landscape Architecture  
1013 South Cleveland St., Ste 1  
San Mateo, CA 94402  
v 650.636.9985 | f 650.636.9986  
CLA #2942



1. SUBMITTAL

IRRIIGATION HYDROZONE PLAN

L-2









REVISIONS	BY



**JAIME P. ARAFILES, PE**  
 STATE OF CALIFORNIA  
 LICENSE NO. 44587  
 CIVIL ENGINEER

**SITE DETAILS**

**NEW RESIDENCE**  
 2398 RAINBOW COURT  
 HAYWARD, CA 94542

PROJECT NO.	JA
DATE	AUGUST 18, 2017
BY	AS NOTED
PROJECT NO.	E178950
DATE	

**C2**

