

**PLANNING COMMISSION
MEETING THURSDAY, MARCH 14,
2019
PRESENTATIONS**

STAFF PRESENTATION

**ITEM #1 PUBLIC HEARING
PH 19-018**

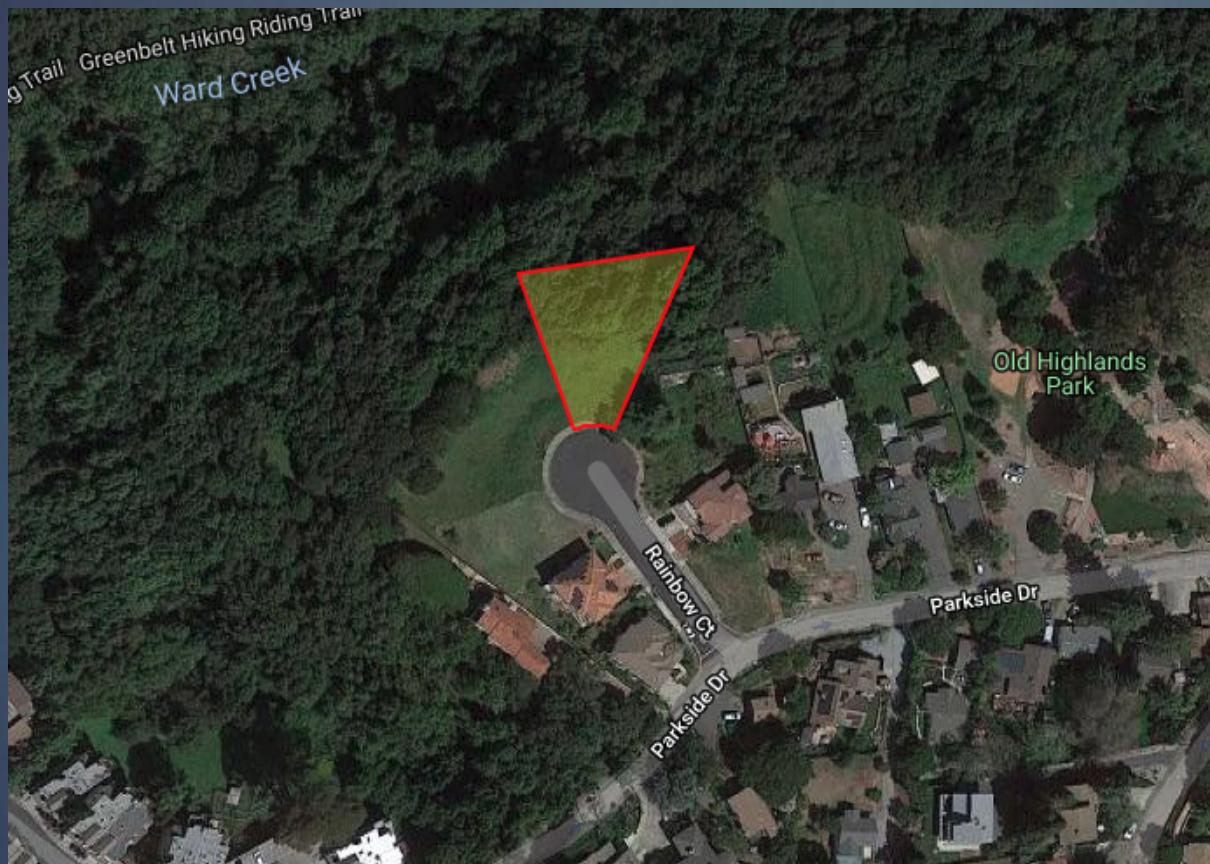
2366 RAINBOW COURT



DEVELOPMENT SERVICES

Rainbow Court Single-Family Residence

Project Site



Location:

2366 Rainbow Court

Lot Size:

0.32-Acres

Zoning:

Single-Family
Residential (RS)

Land Use

Designation:

Suburban
Density
Residential
(SDR)

Project Summary



✓ **Site Plan Review**

- 2,700 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

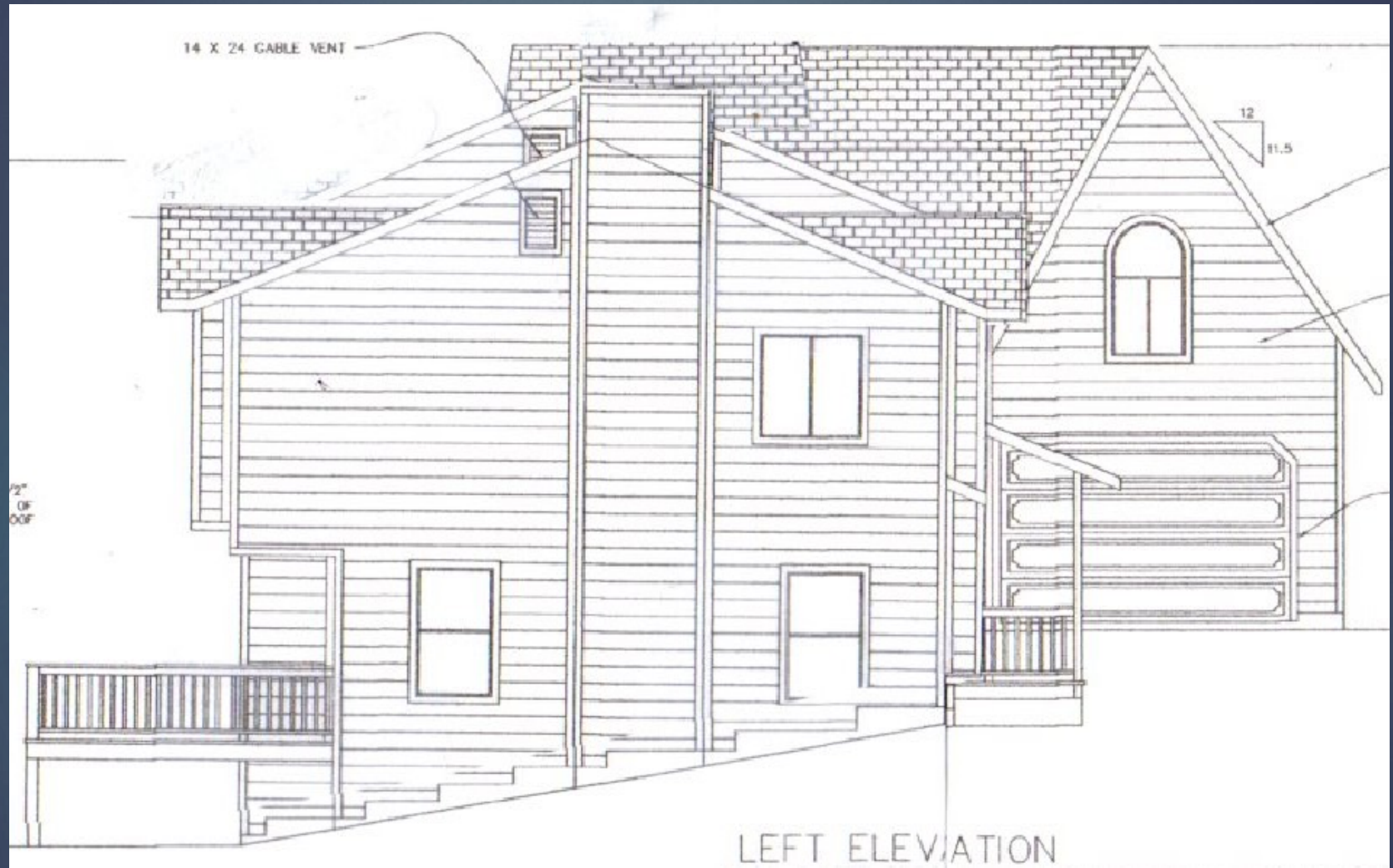


- ✓ Vacant Hillside Parcel
- ✓ Located in Established Residential Neighborhood
- ✓ Existing Trees and Vegetation on the Project Site

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

