

**HAYWARD PLANNING COMMISSION
SITE PLAN REVIEW NO. 202002396
DRAFT FINDINGS FOR APPROVAL
2382 RAINBOW COURT**

Proposed Single-Family Residence on a .12-acre vacant hillside lot with an average slope greater than 20% located at 2382 Rainbow Court, Assessor Parcel No. 425-0410-029-00, Requiring Approval of Site Plan Review and Grading Permit Application No. 202002396, Ravi Jonnadula (Applicant).

SITE PLAN REVIEW FINDINGS

Per Section 10-1.3025 of the Hayward Municipal Code, the Planning Commission or City Council may approve or conditionally approve an 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 development will be compatible with on-site and surrounding structures and uses in that the project site is located in the established residential neighborhood of the Old Highland area, where all properties are in the Single-Family Residential (RS) zoning district subject to the same development standards (i.e., setbacks, height, and lot coverage), design guidelines, and performance standards.

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

The proposed single-family residence takes into consideration the physical and environmental constraints in that it is designed to be constructed along the existing slope and natural topography. The proposed architectural design of the single-family residence is consistent with the City's Hillside Design and Urban/Wildland Interface Guidelines. The Hillside and Urban/Wildland Interface Guidelines requires that new buildings within the development exhibit varied elevations, floor plans, setbacks, and a quality architecture to enhance the hillside setting. Most notably, the Hillside Design Guidelines requires that developments exhibit a stepped architecture along the slope to minimize excessive grading and unnecessary cuts into hillside. The proposed residence has incorporated well-articulated street-facing elevations with well-proportioned windows and a variety of textures.

C. The development complies with the intent of the 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, and the City's Hillside Design and Urban/Wildland 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.

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 Hayward Municipal Code including construction, maintenance, landscaping, 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 project will incorporate both on- and off-site improvements. On-site improvements will include the installation of drought- tolerant landscaping, erosion control measures, stormwater management features, and shall incorporate Best Management Practices (BMP) for construction noise, grading and construction activities to prevent adverse negative impacts onto adjacent properties. Other site improvements would include a new driveway, concrete step pads for walkways, stairs, landscaping, and retaining walls.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed development is deemed categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303(a), Class 3 of the CEQA Guidelines as the project involves the construction of one (1) single -family residence on a legal parcel in a residential zone. Although the project will involve grading on a parcel with a slope greater than 20-percent, the project site is not located within an officially mapped area of severe geological hazard such as the Alquist-Priolo Earthquake Fault Zone area. As such, no additional environmental review is required.