

**CITY OF HAYWARD PLANNING COMMISSION
PROPOSED SINGLE FAMILY RESIDENCE
LOCATED AT 25183 CENTRAL BOULEVARD
SITE PLAN REVIEW WITH GRADING PERMIT APPLICATION NO. 202000849**

FINDINGS FOR APPROVAL

Proposed Single-Family Residence on a 0.11-acre vacant hillside lot with an average slope greater than 20% located at 25183 Central Boulevard, Assessor Parcel No. 445-0220-086-00, requiring Approval of Site Plan Review with Grading Permit Application No. 202000849.

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 an established residential neighborhood, where all properties are in the Single-Family Residential (RS) zoning district. As such they are 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 require 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 a porch defining the front entrance, varied setback that differentiate the garage from the front entrance, and a variety of textures in exterior finishes.

The site is located in the Alquist-Priolo Earthquake Fault Zone and the Seismic Landslide Zone. Two fault traces traverse the project site in the area of proposed construction Alquist-Priolo Earthquake Fault Zone areas are regulatory zones surrounding the surface traces of active faults in California established pursuant to Alquist-Priolo Earthquake Fault Zoning Act. The intent of this Act is to reduce losses from surface fault rupture. However, per Section 2621.6(a)(2)(B) of Alquist-Priolo Earthquake Fault Zoning Act, a single family wood-

frame or steel-frame dwelling, not exceeding two stories, and not part of a development of four or more dwellings, such as the proposed single family residence, are exempt from the Act's requirements. Furthermore, the fault traces on the site are inactive per the City's Engineering Division, who have reviewed and conditionally approved the proposed project.

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 is consistent with the following *Hayward 2040 General Plan* goals as follows:

- Housing Policy H-3.1 (Diversity of Housing Types): The City shall implement land use policies that allow for a range of residential densities and housing types, prices, ownership, and size, including low-density single family uses, moderate-density townhomes, and higher-density apartments, condominiums, transit-oriented developments, live-work units, and units in mixed-use developments.
- 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, 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.

The project will involve grading on a parcel with a slope greater than 20-percent and the project site is located within the Alquist-Priolo Earthquake Fault Zone area, which is an officially mapped area of severe geological hazard. However, the project is exempt from the Alquist-Priolo Earthquake Fault Zoning Act because Section 2621.6(a)(2)9B) of the Act allows construction of a wood or steel frame single family residence not exceeding two stories on a previously created lot in Alquist-Priolo Natural Hazard Zone without requiring any geologic exploration. Therefore, no additional environmental analysis is required.