

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

DRAFT CONDITIONS OF APPROVAL

GENERAL

1. The developer shall assume the defense of and shall pay on behalf of and hold harmless the City, its officers, employees, volunteers and agents from and against any or all loss, liability, expense, claim costs, suits and damages of every kind, nature and description directly or indirectly arising from the performance and action of this permit.
2. Site Plan is approved subject to the Architectural plans originally date stamped on 01/01/2020 and subsequently updated on 5/27/21, respectively, except as modified by the conditions listed below. Any proposal for alterations to the conditionally approved site plan and/ or design that does not require a variance to any zoning ordinance standard shall be subject to approval by the Development Services Director or his/her designee, prior to implementation. Alterations requiring a variance shall be subject to review and approval by the Planning Commission.
3. The permittee, property owner or designated representative shall allow the City's staff to access the property for site inspection(s) to confirm all approved conditions have been completed and are being maintained in compliance with all adopted city, state and federal laws.
4. Failure to comply with any of the conditions set forth in this approval, or as subsequently amended in writing by the City, may result in failure to obtain a building final and/or a Certificate of Occupancy until full compliance is reached. The City's requirement for full compliance may require minor corrections and/ or complete demolition of a non-compliant improvement regardless of costs incurred where the project does not comply with design requirements and approvals that the applicant agreed to when permits were filed to construct the project.
5. All outstanding fees owed to the City, including permit charges and staff time spent processing or associated with the development review of this application shall be paid in full prior to any consideration of a request for approval extensions and/or the issuance of a building permit.
6. If determined to be necessary for the protection of the public peace, safety and general welfare, the City of Hayward may impose additional conditions or restrictions on this permit. Violations of any approved land use conditions or requirements will result in further enforcement action by the Code Enforcement Division. Enforcement includes, but is not limited to, fines, fees/penalties, special

assessment, liens, or any other legal remedy required to achieve compliance including the City of Hayward instituting a revocation hearing before the Planning Commission.

7. A copy of these conditions of approval shall be scanned and included on a separate, full-sized sheet(s) in the building permit plan check set.
8. The Planning Director or designee may revoke this permit for failure to comply with, or complete all, conditions of approval or improvements indicated on the approved plans.
9. The owner shall maintain in good repair all building exteriors, walls, lighting, drainage facilities, landscaping, driveways, and parking areas. The premises shall be kept clean and weed-free.
10. The applicant shall apply for and obtain all necessary permits from the City and/or outside agencies prior to any site work.
11. The building colors and materials shall be reviewed and approved by the Planning Division prior to the issuance of a building permit.
12. All vents gutters, downspouts, flashings, electrical conduits, etc. shall be painted to match the color of the adjacent material unless specifically designed as an architectural element.
13. In conformance with Section 4-1.03-4 of the City's Municipal Code, construction activities between 7:00 a.m. and 7:00 p.m. Monday through Saturday or between 10:00 a.m. and 6:00 p.m. on Sundays or holidays, unless other construction hours are permitted by the City Engineer or Chief Building Official, shall not include any individual equipment that produces a noise level exceeding 83 dB measured at 25 feet, nor shall activities produce a noise level outside the project property lines in excess of 86 dB. During all other hours, noise shall not exceed the limits defined in Municipal Code Section 4-1.03.1 (70 dB daytime or 60 dB nighttime, measured at residential property lines)
14. The City requires that construction and demolition debris be recycled per certain ordinance requirements. Submittal of the Debris Recycling Statement is required at the time of your building permit. The form can also be found at <http://www.hayward-ca.gov/services/city-services/construction-and-demolition-debris-disposal>. You may also visit Hayward's [Green Halo webpage](#) and create a waste management plan instead of filling in the Debris Recycling Statement. Residential Collection of Garbage, Recyclables, & Organics: Residents are required to place their garbage, recycling, and organics carts at the curb for weekly collection service by contracted service providers.
15. Trash, recycle, and organics containers shall be stored out of public view on non-pickup days.

16. All pertinent conditions of approval and all improvements shall be completed to the satisfaction of the Development Services Director.

EXPIRATION

17. In accordance with Hayward Municipal Code (HMC) Section 10- 1. 3055, approval of this Site Plan Review is void 36 months after the effective date of approval unless:
 - a. Prior to the expiration of the 36-month period, a building permit application has been submitted and accepted for processing by the Building Official or his/ her designee. If a building permit is issued for construction of improvements authorized by this approval, said approval shall be void two years after issuance of the building permit, or three years after approval of the application, whichever is later, unless the construction authorized by the building permit has been substantially completed or substantial sums have been expended in reliance on this approval; or
 - b. A time extension of the approval has been granted by the Development Services Director or his/her designee, which requires that a request for an extension of this approval must be submitted in writing to the Planning Division at least 15 days prior to the expiration date of this approval.

LANDSCAPING

General

18. Pursuant to HMC Section 10-12.07 (a) (2) (C), plant spacing shall not be closer than the minimum spread provided in the reference books in the ordinance.
19. The landscape plans shall be prepared on an accurately surveyed topographic plan and provide proposed all underground utilities including drainage lateral lines and outline of under-chamber of the drywell.
20. Proposed mitigation tree *Quercus agrifolia* is located at the lowest point in the property but may be too close to the underground drywell. Runoff shall not be collected at the base of *Quercus agrifolia*. Consider moving the tree to north in the groundcover area away from the drywell and well away from any drainage lateral lines.
21. Anti-siphon valve shall be located minimum 12-inch higher than the highest irrigation head.
22. A plumb-ready "laundry to landscape" is not required to be provided at this property because the laundry facility is not located next to exterior wall.
23. Tree removal permit shall be obtained from the City prior to the removal of existing trees per the landscape plan in addition to grading permit.

24. Tree branch or root pruning of the trees located in adjacent properties shall require a written permission from the property owners and a tree pruning permit from the City prior to commencement of pruning.

Prior to the issuance of building permit

25. Prior to submitting the building permit, detailed landscape and irrigation improvement plans prepared by a licensed landscape architect on an accurately surveyed base plan shall be approved by the City. The plans shall comply with the City's Bay-Friendly Water Efficient Landscape Ordinance (California Building Code Title 23) and all relevant Municipal Codes.

During construction

26. Existing trees #5 - #9 in the arborist report located in the adjacent properties shall be protected from construction activities. Any damages to the trees from construction activities shall be assessed by the project arborist Kevin Kielty immediately for recommendations and the assessment and the recommendations shall be submitted to City Landscape Architect. The damages shall be mitigated based on the approved arborist's recommendations.
27. Pruning of tree branches or root pruning to all onsite and offsite existing trees shall be done with a tree pruning permit from the City and shall be done by a certified arborist or under the supervision of a certified arborist. A written permission from the property owner shall be required for pruning offsite trees and a tree pruning permit from the City. Contact City Landscape Architect Michelle Koo at michelle.koo@hayward-ca.gov.

Prior to the issuance of Certificate of Occupancy

28. Pursuant to HMC Section 10-12.11: For new construction and rehabilitated landscape projects installed after December 1, 2015, the project applicant shall submit an irrigation audit report done by the third party as required in Appendix C - Certificate of Completion Part 5 to the City. The report may include, but not limited to inspection, system tune-up, system test with distribution uniformity, overspray or run off causing overland flow, an irrigation schedule, irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programming.
29. All landscape and irrigation shall be completed in accordance with the approved plan and accepted by the City Landscape Architect. Before requesting an inspection from the City Landscape Architect, the project landscape architect shall inspect and accept landscape improvements and shall complete Appendix C. Certificate of Completion in the City's Bay-Friendly Water Efficient Landscape Ordinance. The completed Certificate of Completion Part 1 through Part 7 or applicable parts shall be e-mailed in prior to requesting an inspection from the City Landscape Architect.

FIRE PREVENTION

30. Submit for proper building permits for the construction of the building to the City of Hayward (COH) Building Department.
31. Residential buildings are required to install a fire sprinkler system in accordance with NFPA 13D. (Deferred Submittal thru HFD shall be designed by a licensed C16 contractor)
32. Maximum 80 PSI water pressure design criteria should be used when water data indicates a higher static pressure. Residual pressure should be adjusted accordingly.
33. Underground fire service line serving NFPA 13D sprinkler system shall be installed in accordance with the Hayward Public Work Department SD-216. Water meter shall be minimum one inch in diameter.
34. An audible alarm bell (device) shall be installed on the fire sprinkler system riser.
35. An interior audible alarm device shall be installed within the dwelling in a location to be heard throughout the home. The device shall activate upon any fire sprinkler system water flow activity.
36. All bedrooms and hallway areas shall be equipped with smoke detectors, hard-wired with battery backup.
37. CO detectors should be placed near the sleeping area on a wall about 5 feet above the floor. The detector may be placed on the ceiling. Each floor needs a separate detector.
38. A minimum 4" self-illuminated address shall be installed on the front of the dwelling in a location to be visible from the street. Otherwise, a minimum 6" address shall be installed on a contrasting background and shall be in a location approved by the Fire Department.
39. Materials and Construction Method for Exterior Wildfire Exposure – The building is located within the City of Hayward Wildland/Urban Interface Area, and shall meet the construction requirements as stated in the City of Hayward Hillside Design and Urban/Wildland Interface Guidelines, which includes Class A roofing materials and exterior non-combustible siding materials (stucco), double-pane windows. Do not use wood shake or treated wood shake roofs. The building construction shall comply with the requirements contained in the California Residential Code Section R337.
40. Provide spark arrestors with 1/4" metal mesh screens on all chimneys. Homeowners should inspect spark arrestors every year to ensure mesh screen integrity.

41. Restrict outdoor storage of firewood, kindling, or compost material within 30 feet of any structure, unless the material is stored in an approved bin or enclosure.
42. Locate chimney at least ten feet away from existing tree canopies.
43. Roof eaves - Attic vents shall be covered with metal mesh in accordance with COH Urban Wildland Interface Guild lines. The dimensions of mesh openings shall be a minimum 1/16-inch and shall not exceed 1/8-inch.

UTILITIES

44. Provide a utility plan. The building permit application shall include a proposed utility plan that shows the following utilities:
 - a. The sizes and locations of the existing water and sewer mains
 - b. The size and location of the proposed sanitary sewer lateral. The utility plan is required to show where the property will connect for sanitary sewer service .
 - c. The size and location of the proposed domestic water meter and water service line. The water meter shall be a minimum 1" domestic water meter with a 1" service line to be installed per City of Hayward Standard Detail 216 (SD-216). The water service configuration shall show two water service lines on the backside of the water meter: one for domestic water and one for fire water, as shown in Figure 2B in SD-216.
45. There is an existing water main within the property. On the site and utility plans, show the boundaries of the water main and the public utility easement. No permanent structures shall be constructed within the public utility easement.
46. Provide a private sewer agreement. There are no existing public sanitary sewer mains at the frontage of the property and a private sewer line at the back of the property. Provide documentation, such as a private agreement, to permit connection to this private sewer main line or provide additional information on the proposed utility plan on how the property will receive sanitary sewer service. This is required to be provided with the building permit application.

ENGINEERING

General

47. Encroachment Permit: An encroachment permit shall be secured before starting any construction or traffic disrupting activity within the City street right-of-way. Contact Claudia Moran-Garcia at (510) 583-4212 for any encroachment permit related questions.
48. Utility Service: All new utility service connections to the project shall be installed underground.

49. Earth retaining structures greater than 4-feet in height, if any, shall be reviewed and approved by the Building Division of the Development Services Department. The plans should include all proposed underground pipes, building drains, area drains and inlets.

Prior to the issuance of building permit

50. The Building Permit submittal shall include plans prepared by a Civil Engineer for the street improvements fronting the property. All new pavements shall be designed to a traffic index not less than 4.5. Such plans shall require the City Engineer's approval.

During Construction

51. The project shall not block runoff from, or augment runoff to, adjacent properties. The developer shall be required to mitigate augmented runoff to maintain post-development site discharge rates to less than or equal to pre-development discharge rates to the satisfaction of the City Engineer.
52. Site drainage must be directed to flow over landscaped area before it is released to street. Drainage in the back of lot shall be dissipated over a large area to mitigate slope erosion.
53. Construction Stormwater Management: Developer shall be responsible for the preventing the discharge of pollutants and sediments into the street and/or the public storm drain system from the project site during construction in accordance with the Hayward Municipal Code Section 11-5.19-11-5.19 of. Projects proposed for construction between October 1st and April 30th, must have an erosion and sedimentation control program approved, and implemented to the maximum extent possible, prior to the start of any land disturbing activity. Trash and debris must be adequately contained at all times. Such measures shall be maintained during the project's construction period. Violations or other noncompliance with stormwater management measures may result in the project being shut down, including any building permit activity, until full compliance with stormwater management requirements is achieved.
54. Construction Damage: The Developer shall remove and replace curb, gutter, sidewalks, driveways, signs, pavement, pavement markings, etc. damaged during construction of the proposed project prior to issuance of the Final Construction Report by the City Engineer. Damaged pavement surfaces shall be overlain or micro-surfaced. Unused driveways or unused portions thereof shall be removed and replaced with curb, gutter and sidewalk per City standards.

Prior to the issuance of Certificate of Occupancy

55. Prior to final inspection and issuance of final certificates of occupancy, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the Public Works Director and Development Services Director or his/her designees.

BUILDING

56. The project will require a building permit and the associated plan review process.
57. The project is subject to the City of Hayward's new Reach Code. This local ordinance seeks to limit carbon emissions by encouraging the use of all electric appliances, electric heat pump water heaters and heat pump HVAC units. To learn more about the specific requirements and exceptions, visit: <https://www.hayward-ca.gov/reach-code>