



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

File #: PH 18-053, **Version:** 1

DATE: June 28, 2018

TO: Planning Commission

FROM: Planning Manager

SUBJECT

Proposed Single-Family Residence on a Vacant 0.27-Acre Hillside Lot Located at 2367 Rainbow Court, by Mark Bucciarelli (Applicant) on Behalf of Quan and Thip Tran (Property Owners, Requiring Approval of a Site Plan Review and Grading Permit (Application No. 201700714); and the Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

RECOMMENDATION

That the Planning Commission recommend to City Council the adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) and approval of the Site Plan Review with Grading Permit, for the proposed single-family residence on a vacant hillside lot, located at 2367 Rainbow Court, based on the required Findings (Attachment II) and subject to the Conditions of Approval (Attachment III).

SUMMARY

The applicant is requesting approval for a Site Plan Review (SPR) with Grading Permit application to allow the construction of a three-story, 4,112 square-foot single-family residence with related on- and off-site improvements on a 0.27-acre (12,078 square-feet) vacant hillside parcel located at 2367 Rainbow Court (Assessor Parcel No. 425-0410-026-00).

Normally, SPR applications for single-family residences within the hillside areas are subject to administrative staff level review. However, the City Engineer determined the average slope of the property exceeds 20% which requires City Council review for the Grading Permit per [Section 10-8.023 <https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART8GRCL>](https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART8GRCL) of the Hayward Municipal Code (HMC). Since the HMC does not allow staff to refer a SPR application directly to City Council without Planning Commission review, staff determined that the applications require Planning Commission review and City Council consideration. An Initial Study was prepared and concluded that the project could be built with mitigation measures that would reduce potential impacts to a level of less than significant.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Findings for Approval
Attachment III	Conditions of Approval
Attachment IV	Project Plans and Geotechnical Report
Attachment V	Initial Study and Mitigated Negative Declaration