



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

Cover Memo

File #: PH 18-056, **Version:** 1

DATE: July 10, 2018

TO: Mayor and City Council

FROM: Interim Director of Development Services

SUBJECT

Proposal to Construct a Single-Family Residence on a Vacant 0.25-Acre Hillside Lot Located at 26620 Call Avenue (APN 081D-1665-026-00) by Somnadh Allu (Applicant/Owner), Requiring Adoption of a Resolution to Approve a Site Plan Review with Grading Permit and Adopt a Mitigated Negative Declaration (MND) with Mitigation Monitoring and Reporting Program (MMRP) Application No. 201703214

RECOMMENDATION

That the City Council adopts the attached Resolution (Attachment II) approving Site Plan Review with Grading Permit Application No. 201703214 and adopting the related Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for the proposed development.

SUMMARY

The applicant is proposing to construct a two-story, 2,762-square-foot, single-family residence with related on- and off-site improvements on a 0.25-acre vacant hillside parcel located at 26620 Call Avenue. The project requires the approval of Site Plan Review with Grading Permit and the adoption of a Mitigated Negative Declaration (MND) with Mitigation Monitoring and Reporting Program (MMRP).

Normally, Site Plan Review applications for single-family residences are subject to administrative staff level review. However, the City Engineer determined the average slope of the property exceeds 20 percent and as such, the applicant is required to obtain a Grading Permit from City Council per Section 10-8.23 of the Hayward Municipal Code (HMC).

An Initial Study was prepared and concluded that with the adoption of a Mitigated Negative Declaration, the project could be built with mitigation measures that reduce potential impacts to a level of less than significant. Staff has detailed the project components and provided additional analysis within this staff report.

ATTACHMENTS

Attachment I Staff Report

Attachment II	Resolution
Attachment III	Project Plans
Attachment IV	Initial Study/Mitigated Negative Declaration
Attachment V	Mitigation Monitoring and Reporting Program
Attachment VI	Preliminary Geotechnical Report
Attachment VII	One-Time Impact Fees