



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
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Cover Memo

File #: PH 21-017, **Version:** 1

DATE: March 2, 2021

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT

Rainbow Court Single-Family Residence: Adopt a Resolution Approving Site Plan Review and Grading Permit Application for Proposed Single-Family Residence on a Vacant 0.12-Acre Hillside Lot with an Average Slope Greater than 20%, Located at 2382 Rainbow Court, Assessor Parcel No. 425-0410-029-00, Application No. 202002396, Ravi Jonnadula, H & M Ventures (Applicant/Owner)

RECOMMENDATION

That the Council adopts the attached resolution (Attachment II) approving the Site Plan Review with Grading Permit application for the proposed single-family residence on a vacant hillside parcel at 2382 Rainbow Court, based on the required Findings and subject to the Conditions of Approval.

SUMMARY

The applicant is requesting approval for a Site Plan Review (SPR) with Grading Permit application to allow the construction of a three-story, 3,442-square-foot single-family residence with a roof deck and a 3-car garage on a 0.12-acre (5,125 square-feet) vacant hillside parcel located at 2382 Rainbow Court (Assessor Parcel No. 425-0410-029-00).

Generally, Site Plan Review (SPR) applications for single-family residences within the hillside areas are subject to administrative staff level review. However, the average slope of the area that will be graded is 21.3% and the Grading/Clearing Ordinance requires that the City Council approve the Grading Plan for developments where the area disturbed is over 20% per Section 10-8.023 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 presented this application to the Planning Commission for recommendation prior to City Council consideration. Staff believes the single-family residence is an attractive addition to the surrounding neighborhood and is consistent with the RS District development standards, Hillside Design Guidelines, and the Hayward 2040 General Plan.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution
Attachment III	Draft Planning Commission Minutes
Attachment IV	Plans