



# CITY OF HAYWARD

Hayward City Hall  
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## Cover Memo

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**DATE:** September 15, 2016

**TO:** Planning Commission

**FROM:** Leigha Schmidt, AICP, Senior Planner

### **SUBJECT**

Recommend Approval and Necessary Actions to Allow Construction of a New Single Family Home on a Site with Slopes that Exceed 20% at the Terminus of Dryden Court (Assessor's Parcel Number 081D-2086-064-00) for Bijan Mashaw (Applicant/Owner). Proposed Project Includes Adoption of Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

### **RECOMMENDATION**

That the Planning Commission recommends that the City Council approves the proposed grading permit plans and proposed Site Plan Review application for a new single family home at the terminus of Dryden Court and adopts the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) (Attachment VI), subject to Findings described in this staff report and the attached Conditions of Approval (Attachment III).

### **ATTACHMENTS**

Attachment I - Planning Commission Staff Report

Attachment II- Area and Zoning Map

Attachment III - Draft Conditions of Approval

Attachment IV - Architectural Plans

Attachment V - Grading and Drainage Plans

Attachment VI - Mitigated Negative Declaration, Initial Study & Mitigation Monitoring Plan

Attachment VII - Parcel Map 5842 and Conditions of Approval