



# CITY OF HAYWARD

Hayward City Hall  
777 B Street  
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## Cover Memo

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**File #:** PH 18-058, **Version:** 1

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**DATE:** July 17, 2018

**TO:** Mayor and City Council

**FROM:** Development Services Director

### **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 and the Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Application No. 201700714)

### **RECOMMENDATION**

That the City Council adopts the attached Resolution (Attachment II) approving the Site Plan Review with Grading Permit application and adopting the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for the proposed single-family residence on a vacant hillside parcel at 2367 Rainbow Court.

### **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 of the Hayward Municipal Code (HMC).

An Initial Study was prepared and concluded that with the adoption of a MND, 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	Draft Resolution
Attachment III	Project Plans and Geotechnical Report

Attachment IV      Initial Study and Mitigated Negative Declaration  
Attachment V      One-Time Impact Fees