



CITY OF HAYWARD

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Cover Memo

File #: CONS 22-151, **Version:** 1

DATE: March 22, 2022

TO: Mayor and City Council

FROM: Director of Public Works

SUBJECT

Adopt a Resolution of Intention to Amend the Precise Plan Line for Rockaway Lane from "A" Street to Russell Way, Reducing the Right-of-Way Width Requirement from 68 Feet to 56 Feet; Applicant/Owner: William Frankel, 22422 Rockaway LLC, Application No. 202105041

RECOMMENDATION

That the Council adopts a Resolution of Intention to Amend the Precise Plan Line for Rockaway Lane (Attachment II) based on the analysis in this Staff Report.

SUMMARY

The current precise plan line for Rockaway Lane requires a 20-foot-wide dedication on the east side of the roadway to create a 68-foot-wide right of way. Rockaway Lane is a short street extending north approximately 2 blocks from the intersection with A Street as shown on the Vicinity Map (Attachment III). The precise plan line affects a total of three properties, two of which have been previously developed as apartments. William Frankel, the owner of 22422 Rockaway Lane (APN 415-0230-078-00) has a current planning application to develop the remaining vacant property and has requested that the City amend the precise plan line and increase the developable area of the property (Attachment IV). Staff has reviewed the request and supports a reduction in the precise plan line requirement from a 68-foot right-of-way to a 56-foot right-of-way consistent with Standard Street Sections for a Residential Public Street (Attachment V).

Planning Commission Review

The Planning Commission reviewed this request as part of a public hearing held on February 10, 2022 and recommended the reduction in width of the Rockaway Lane Precise Plan Line from 68 feet to 56 feet.

This project is categorically exempt from environmental review pursuant to Section 15301(c) of the California Environmental Quality Act (CEQA) guidelines as an existing facility. The exemption applies in this instance because the proposed amendment would reduce the right of way dedication requirement and not result in any expansion of use or create additional automobile travel lanes.

ATTACHMENTS

Attachment I Staff Report
Attachment II Draft Resolution
Attachment III Vicinity Map
Attachment IV Applicant Request
Attachment V Residential Street Standards
Attachment VI Existing Precise Plan Line
Attachment VII Proposed Precise Plan Line
Attachment VIII Route 238 Bypass Alignment