



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

File #: PH 22-022, **Version:** 1

DATE: April 19, 2022

TO: Mayor and City Council

FROM: Director of Public Works

SUBJECT

Rockaway Lane Width Realignment: Public Hearing Pursuant to Article 4, Chapter 10 of the Hayward Municipal Code and Introduction of an Ordinance 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 holds a public hearing as required by Article 4, Chapter 10 of the Hayward Municipal Code and introduces an Ordinance to amend the Precise Plan line for Rockaway Lane (Attachment II) based on the analysis in this report.

SUMMARY

The Council adopted Resolution 22-060 (Attachment III) on March 22, 2022 setting the date and time for a public hearing pursuant to Article 4, Chapter 10 of the Hayward Municipal Code to be held on April 19, 2022 at 7:00pm. During this public hearing, the Council shall afford persons an opportunity to be heard prior to the amendment of the precise plan line. Notice of the resolution has been published in a newspaper of general circulation and posted on Rockaway Lane as required by the Municipal Code.

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 IV). 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 the City amend the precise plan line and increase the developable area of the property (Attachment V). 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 VI).

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.

ATTACHMENTS

- Attachment I Staff Report
- Attachment II Ordinance Amending Precise Plan Line
- Attachment III Resolution 22-060
- Attachment IV Vicinity Map
- Attachment V Applicant Request
- Attachment VI Residential Street Standards
- Attachment VII Existing Precise Plan Line
- Attachment VIII Proposed Precise Plan Line
- Attachment IX Route 238 Bypass Alignment