



# CITY OF HAYWARD

Hayward City Hall  
777 B Street  
Hayward, CA 94541  
www.Hayward-CA.gov

## Cover Memo

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**File #:** PH 21-011, **Version:** 1

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**DATE:** March 2, 2021

**TO:** Mayor and City Council

**FROM:** Development Services Director

### **SUBJECT**

Switzer Residence: Adopt a Resolution Approving a Proposed Single-Family Residence and Attached Accessory Dwelling Unit on a Vacant 0.21-Acre Hillside Lot with an Average Slope Greater than 20% Located at 2579 Home Avenue, Assessor Parcel No. 081D-1660-040-00, Requiring Approval of Site Plan Review and Grading Permit Application No. 202000579, Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15303, Class 3. Bich-Khoi Do (Applicant); Bradley Switzer Trust (Owner)

### **RECOMMENDATION**

That the Council adopts a resolution (Attachment II) approving the Site Plan Review with Grading Permit application for the proposed single-family residence and attached accessory dwelling unit on the vacant hillside parcel located at 2579 Home Avenue, 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 multi-level, 3,522 square-foot single-family residence with an attached 1,198 square-foot Accessory Dwelling Unit (ADU) with related on- and off-site improvements on a 0.21-acre (9,301 square-foot) vacant hillside parcel located at 2579 Home Avenue, Assessor Parcel No. 081D-1660-040-00.

Normally, Site Plan Review 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 Council review for the Grading Permit per Section 10-8.023 of the Hayward Municipal Code (HMC). The project was reviewed by the Planning Commission at a public hearing on January 28, 2021 and the Commission voted 4:2 to recommend approval of the project.

**ATTACHMENTS**

Attachment I	Staff Report
Attachment II	Resolution
Attachment III	Project Plans
Attachment IV	Public Correspondence
Attachment V	Planning Commission Meeting Minutes 1/28/21