



CITY OF HAYWARD

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

Cover Memo

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

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