



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
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Cover Memo

File #: PH 17-051, **Version:** 1

DATE: May 25, 2017

TO: Planning Commission

FROM: Planning Manager

SUBJECT

Proposed Single-Family Residence on a Vacant 0.87-Acre Hillside Lot Located at 26446 Parkside Drive, Requiring Site Plan Review and Grading Permit Approval, Application No. PL 201505614; and the Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. Richard Janzen (Applicant) on behalf of Neng Zhang (Property Owner)

RECOMMENDATION

Staff recommends that the Planning Commission recommends to the City Council adoption of the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) and approval of the Site Plan Review and related Grading Permit application for the proposed single-family residence, based on the required Findings (Attachment II) and subject to the Conditions of Approval (Attachment III).

ATTACHMENTS

Attachment I - Staff Report
Attachment II - Findings for Approval
Attachment III - Conditions of Approval
Attachment IV - Project Plans
Attachment V - Initial Study and Mitigated Negative Declaration
Attachment VI - Mitigation Monitoring and Reporting Program