



CITY OF HAYWARD

Hayward City Hall
777 B Street
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Cover Memo

File #: PH 21-007, **Version:** 1

DATE: February 11, 2021

TO: Planning Commission

FROM: Planning Manager

SUBJECT

Proposed Single-Family Residence on a Vacant 0.12-Acre Hillside Lot Located at 2382 Rainbow Court, by Ravi Jonnadula, H & M Ventures (Applicant/Property Owners), Requiring Approval of a Site Plan Review and Grading Permit (Application No. 202002396).

RECOMMENDATION

That the Planning Commission recommend to City Council the approval of the Site Plan Review with Grading Permit, for the proposed single-family residence on a vacant hillside lot, located at 2382 Rainbow Court, based on the required Findings (Attachment II) and subject to the Conditions of Approval (Attachment III).

SUMMARY

The applicant is requesting approval for a Site Plan Review (SPR) with Grading Permit application to allow the construction of a three-story, 3,442 square-foot single-family residence with a roof deck and a 3-car garage on a 0.12-acre (5,125 square-feet) vacant hillside parcel located at 2382 Rainbow Court (Assessor Parcel No. 425-0410-029-00).

Generally, Site Plan Review applications for single-family residences within the hillside areas are subject to administrative staff level review. However, the average slope of the area that will be graded is 21.3 % and the Grading/Clearing Ordinance requires City Council approve the Grading Plan for developments where the area disturbed is over 20% per Section 10-8.023 of the Hayward Municipal Code (HMC). Since the HMC does not allow staff to refer a SPR application directly to City Council without Planning Commission review, staff determined that the applications require Planning Commission review and City Council consideration.

Staff believes the single-family residence is an attractive addition to the surrounding neighborhood and is consistent with the RS District development standards, Hillside Design Guidelines and General Plan.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Findings for Approval

Attachment III	Conditions of Approval
Attachment IV	Project Plans