



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

File #: PH 21-071, **Version:** 1

DATE: September 2, 2021

TO: Planning Commission

FROM: Ranu Aggarwal, AICP, Contract Planner

SUBJECT

Proposed Single-Family Residence on a Vacant 0.11-Acre Hillside Lot with an Average Slope Greater than 20%, Located at 25183 Central Boulevard, Assessor Parcel No. 445-0220-086-00, Requiring Approval of Site Plan Review with Grading Permit Application No. 202000849, Patricia Prado (Applicant) and P. Gerardo Diaz Vazquez (Owner).

RECOMMENDATION

That the Planning Commission recommend to Council the approval of the Site Plan Review with Grading Permit (Application 20200849), for the proposed single-family residence on a vacant hillside lot, located at 25183 Central Boulevard, 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 two-story, 2,484 square-foot single-family residence with a three-car garage on a vacant 0.11-acre hillside parcel located at 25183 Central Boulevard (Assessor Parcel No. 445-0220-086-00).

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 30.4%. Development on slope in excess of 20% requires Council review for the Grading Permit 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 Council without Planning Commission review, staff determined that the applications require Planning Commission review and Council consideration.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Findings for Approval
Attachment III	Draft Conditions of Approval
Attachment IV	Project Plans

