



CITY OF HAYWARD

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

File #: PH 21-086, **Version:** 1

DATE: October 12, 2021

TO: Mayor and City Council

FROM: Assistant City Manager/Development Services Director

SUBJECT

25183 Central Blvd Single Family Home Application: Proposed Single-Family Residence on a Vacant 0.11-Acre Hillside Lot with an Average Slope Greater than 20%, Located at 25183 Central Boulevard, by Patricia Prado (Applicant) on behalf of P. Gerardo Diaz Vazquez (Property Owner) Requiring Approval of Site Plan Review with Grading Permit (Application No. 202000849) (Council Action No Longer Required)

RECOMMENDATION

Council Action is no longer required on this item.

The applicant is requesting approval of a Site Plan Review (SPR) application to allow the construction of a two-story, 2,484 square-foot, single-family residence with three-car garage and related on- and off-site improvements on a vacant 0.11-acre (4,792 square feet) hillside parcel located at 25183 Central Boulevard (Assessor Parcel No. 445-0220-086-00) Requiring Approval of Site Plan Review. The new single-family residence is located on an existing lot with average slopes in excess of 20%. The proposed structure generally conforms to the existing slope with limited minor grading at the front of the structure to facilitate the new driveway.

During the initial Site Plan Review, staff determined that Council approval would be required due to the anticipated Grading Permit on a slope exceeding 20%. However, subsequent discussions between the Planning Division and Public Works Department following the Planning Commission hearing on September 2, 2021, concluded that a Grading Permit is not required due to specific exemptions listed in the Hayward Municipal Code (HMC). This determination by the Public Works Department is consistent with HMC Section 10-8.11 (a) and (b) (https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART8GRCL_S10-8.11EXPERE), where a Grading Permit is not required for work within the footprint of an approved Building Permit or for other minor grading related to the Building Permit. Since a Grading Permit is not required, the project is not subject to Council review and the Site Plan Review application can be processed administratively at a staff level, consistent with the provisions of HMC Section 10-1.3020 (https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART1ZOOR_S10-1.3000SIPLRE_S10-1.3020ADOP).

Staff anticipates a Decision on this project will be made in the coming weeks and a subsequent Notice of Decision, consistent with Section 10-1.2820 (

https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART1Z00R_S10-1.2800ADEN_S10-1.2825DEPUHEEFDA), will be provided to all property owners within 300 feet of the project site, interested stakeholders, and neighborhood associations. The Notice of Decision will include the effective date of the Decision and indicate options for an appeal, should an appeal be filed within 15 days from the date the Notice was sent.