



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

STAFF REPORT

TO: WEST COUNTY BOARD OF ZONING ADJUSTMENTS

HEARING DATE: February 25, 2026

GENERAL INFORMATION

APPLICATION

TYPE & NUMBER: Variance and Site Development Review PLN2025-00195

OWNER/

APPLICANT: Lynda Temple / Daniel Del Rio

PROPOSAL: To allow side yard setbacks of 5-foot where 15-foot is required and Site Development Review to allow an addition measuring over 50% of the floor area of the existing single family dwelling.

**ADDRESS AND
SIZE OF PARCEL:** 24532 Fairview Ave. east side, 190 feet south east of Hansen Rd. in the unincorporated Fairview area of Alameda County, designated Assessor's Parcel Number: 417-0261-001-00. The parcel is 9,997 square feet in area.

**GENERAL PLAN
DESIGNATION:** The site lies within the boundaries of the *Eden Area General Plan*, which includes the *Fairview Specific Plan* designates the site land use as Very Low Density Residential, Single-family Residential land use.

ZONING: The site is zoned FASP R-1-B-E (Single-family Residence, 10,000 sq. ft. Minimum Building Site Area) District

**ENVIRONMENTAL
REVIEW:** This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), and State and County CEQA Guidelines (Section 15303-Class 3, consisting of construction and location of limited numbers of new, small facilities or structures.

RECOMMENDATION

Staff recommends the West County Board of Zoning Adjustments approve of Variance, PLN2025-00195 to allow side yard setbacks of 5-foot where 15-foot is required, and Site Development Review to allow an addition over 50% of the existing floor area to an existing single-family dwelling, based on drawings marked "Exhibit A" dated November 13, 2025, on file with the Alameda County Planning Department. If the Council believes that the development is appropriate, the Conditions of Approval in the staff report should be considered.

BACKGROUND

On February 3, 2026, the Fairview Municipal Advisory Council voted 5-0 in favor of approving Variance and Site Development Review PLN2025-00195.

PARCEL ZONING HISTORY

August 11, 1956, 107th Zoning Unit, designated the site R-1-A (Single Family Residence, Limited Agriculture, 1 acre minimum, 150' minimum width) District.

December 23, 1980, Fairview Area Specific Plan was adopted, and the site was rezoned as a FASP R1, (Single-Family Residence, 5,000 sq. ft. M. B. S. A.) District

April 20, 1981, Zoning Unit, ZU-1476, rezoned the site from R-1 (Single-Family Residence, 5,000 sq. ft. M. B. S. A.) District, to R-1-B-E (Single-Family Residence, 10,000 sq. ft. M. B. S. A., 70 median lot width) District.

SITE AND CONTEXT DESCRIPTION

Physical Features Subject property is rectangular, 50 feet by 200 feet, and goes slightly uphill from Fairview Ave. The property currently has a one-story single-family home with a 2-car garage on it with side setbacks of 5 feet, rear setback of approximately 100 feet, and a 30-foot front setback.

Adjacent Area: The adjacent area is mostly filled with rectangular-shaped lots, developed with single-family residences, with lots measuring around 10,000 sq. ft. in size with the zoning classification of “R-1-B-E” 10,000 sq. ft. MBSA.

REFERRAL RESPONSES

Below is a summary of Attachment A Referrals.

Alameda County Public Works Agency, Development Engineering: In a referral response dated 12-22-2025, ACPWA Development Engineering Staff stated that they had no comment.

Hayward Fire Department, Fire Prevention: In a referral response dated 1-14-2026, the Hayward Fire Department Staff stated the following:

“Be advised that per City of Hayward Ordinance 16-23 this structure shall install on overhead fire sprinkler system in accordance with NFPA 13D standards. Noted language below. 03.2.22 EXISTING BUILDINGS. An automatic sprinkler system shall be installed in an existing building when cumulative additions, repairs, or alterations are made to the building and such additions, repairs, or alterations meet any of the following conditions:

1. Additions to residential buildings (R-3, R-3.1, R-4) that increase the conditioned livable floor area of the existing structure by 50%. The increase in floor area shall be calculated cumulatively from July 1, 2010.
- 2 Extensive remodeling in existing one- and two-family dwellings and townhouses, where roofs/ceilings are reconstructed or altered, and new sprinkler systems can be installed without inconvenience upon the Fire Chief's determination.”

PROJECT DESCRIPTION

The project consists of the following: 317 sq. ft. first-floor addition, which includes a 242 sq. ft. addition and relocation of the existing kitchen, a 75 sq. ft. addition to the rear of bedroom #2, and the reconfiguration of closets between bedrooms #2 and #3. The first-level addition also has a new staircase in place of the existing kitchen to the new second story. The 700 sq. ft. second-floor addition consists of 2 new bedrooms and 1 bathroom. The existing house is currently 3 bedrooms and 1 bath; the result of the proposed addition would be a 5-bedroom and 3-bath single-family dwelling. The Site Development Review request is to allow an addition of over 50% of the existing floor area to the existing single-family dwelling, with the existing single-family dwelling measuring 1,058 sq. ft. of habitable space in area, with the proposed addition measuring 1017 sq. ft. in area; and the Variance to allow side yard setbacks of 5-foot where 15-foot is required.

STAFF ANALYSIS

Conformance with the General Plan: The *Eden Area General Plan* includes the Fairview subarea. However, Fairview is not included in policies for this *General Plan* because a specific plan was completed for the Fairview area in 1997. All information on vision, goals, policies, and existing conditions for Fairview can be found in the *Fairview Area Specific Plan* and its related documents. The site's designated land use is Very Low Density Residential, Single-family Residential land use. The Very Low-Density Residential designation applies to lots that are developed with single-family residential and lots measuring in area between 10,000 sq. ft. and 20,000 sq. ft. in size. Therefore, the existing single-family dwelling meets the General Plan, within the Fairview Subarea, permitting the use of the parcel for residential.

Conformance with the Fairview Area Specific Plan: The intent of the Fairview Area Specific Plan is to preserve existing residential areas, protect and preserve important environmental resources and significant natural features in the Fairview area, and promote development that is sensitive to variations in topography and the rural residential character of the Fairview Area. The original Fairview Area Specific Plan was adopted on December 23, 1980, and amended by the Board of Supervisors on September 4, 1997, which included the larger side yard and front yard requirements. There is little guidance provided in the plan with respect to granting variances.

The site is zoned Fairview Area Specific Plan R-1-B-E (Single-family Residence, 10,000 sq. ft. Minimum Building Site Area, 30 ft. front yard, 15 ft side yard). The parcel is limited to a maximum Floor Area Ratio (FAR) of 0.15 plus 2,000 sq. ft. The maximum lot coverage is limited to 40%. The Fairview Area Specific Plan limits additions that increase the gross floor area of a home by more than 50% shall be subject to a Site Development Review.

Site Development Review: The Specific Plan requires that additions which increase the gross floor area of a home by more than 50 percent be subject to a Site Development Review (SDR) process. This provides an opportunity for public review and will promote housing investment that is consistent with Fairview's character. Efforts to streamline and expedite the SDR process, consistent with countywide housing policy, will continue to be encouraged. The project proposes to have a stucco exterior, have a shingle roof, and be 2 stories, which is similar to the three houses to the south, which are all stucco, with shingle roofs, and 2 stories each. Staff believes that this addition matches the character of the rest of the neighborhood, which has similarly sized homes.

Lot Coverage/Floor Area Ratio (FAR): The parcel is limited to a maximum Floor Area Ratio (FAR) of 0.15 plus 2,000 sq. ft. The maximum lot coverage is limited to 40%. The existing lot coverage is

17.6%, with the new lot coverage after the addition will be 19%, which is under the maximum lot coverage of 40%.

The existing FAR for the site is 1,058 square feet; the FAR sq. ft. after the addition will be 2,075 square feet, in area where the allowed FAR for the property is 3,496.15 sq. ft in area, which is under the permitted amount of FAR.

The proposed addition complies with the maximum lot coverage and floor area ratio (FAR) limits established by the Specific Plan. However, it does not meet the required interior side yard setback, which is the basis for the requested variance. Variance: The variance request to allow side yard setbacks of 5-foot where 15-foot is required under the Specific Plan. The proposal would allow for a 317 sq. ft. first-floor addition and a 700 sq. ft. second-floor addition to an existing single-family home. The existing home is located 5 feet from the north side property line, 5 feet from the south property line, 30 feet from the front yard, and over 100 feet from the rear property lines. The existing home was built in 1952, when side yard setbacks were required to provide 5-foot side yards based on 10% of the lot width; in this case, the lot width is 50 feet. The proposed addition does not meet the Specific Plan side yard setback requirements; however, the proposed project would meet the side yard setbacks if the R-1 requirements under the Zoning Ordinance for Single-Family residential applied. The property is in an area where there are eight other properties with similar narrow lot widths, which all have frontage along Fairview Avenue.

Planning Staff believes that due to the narrow lot width, the reduced side yard is warranted; otherwise, a conforming addition would need to provide 15 feet on both sides of the addition, which leaves a building envelope of 20 feet wide for an addition. Based on the narrow lot width and the fact that there are pre-existing circumstances that warrant granting a reduced side yard, staff would recommend approval of the variance application.

Similar Variance: Variance, PLN2019-00142, was approved on December 11, 2019, to allow an addition to a single-family dwelling providing 6-foot and 14.3-foot side yards where 15 feet is required. Approval of this variance set a precedent allowing reduced side yard setbacks for similarly zoned properties with narrow lot widths, where homes were originally constructed under the R-1 District standards rather than the larger setback requirements of the Fairview Area Specific Plan.

Residential Design Guidelines: The Residential Design Guidelines and Standards were adopted January 1, 2015, which requires the addition to match the existing home. This addition will meet the requirements set forth in the Residential Design Guidelines and Standards, as the proposed addition also includes stucco and a shingle roof, it will match the existing home.

Summary: Based on the narrow lot width and the fact that there are pre-existing circumstances in which the home was built under the 5-foot side yard setback requirements, both of which warrant granting a reduced side yard. Staff recommends approval to allow an addition of over 50% of the existing floor area to the existing single-family dwelling, and to allow side yard setbacks of 5-foot where 15-foot is required.

TENTATIVE FINDINGS BASED ON INFORMATION AVAILABLE PRIOR TO THE PUBLIC HEARING

1. Are there special circumstances applicable to the property, which deprive the property of privileges enjoyed by other properties in the vicinity under identical zoning classification?

Yes. There are special circumstances applicable to the property due to the narrow width of the lot, and that the existing dwelling was built under different required setbacks.

2. Will the granting of the application not constitute a grant of special privileges inconsistent with

the limitations upon other properties in the vicinity and zone?

No. The granting of this application will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone due to the narrow lot width, which the home was built, under the R-1 District standards instead of the larger side yard requirements within the Fairview Area Specific Plan.

3. Will granting the application not be detrimental to persons or property in the neighborhood or to the public welfare?

No. If a reduced side yard variance is granted, it will not be detrimental to persons or property in the neighborhood and to the public welfare since Building and Fire Codes will be met.

CONCLUSION

Staff recommends that the Council recommend approval to the West County Board of Zoning Adjustments approval of Variance, PLN2025-00195 to allow side yard setbacks of 5-foot where 15-foot is required, and Site Development Review PLN2025-00195 to allow an addition over 50% of the existing floor area to an existing single-family dwelling, based on drawings marked “Exhibit A” dated November 13, 2025, on file with the Alameda County Planning Department. If the Council believes that the development is appropriate, the Conditions of Approval in the staff report should be considered.

1. This permit authorizes the construction of a first floor and second-floor addition to a single-family residential providing 5-foot side yard setbacks where 15 feet is required on a property located at 24532 Fairview Ave., Fairview area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 417-0261-001-00, subject to plans marked “Exhibit A” dated November 13, 2025, on file with the Alameda County Planning Department.
2. Approval of PLN2025-00195 the Site Development Review, shall be of no force or effect unless and until the Alameda County Planning Director approves, Site Development Review to allow an addition measuring over 50% of the existing floor area (317 sq. ft. first floor and a 700 sq. ft second floor addition), to the existing single-family dwelling, PLN2025-00195 for the property located at 24532 Fairview Avenue, Fairview area of unincorporated Alameda County, bearing Assessor’s Parcel Number 417-0261-001-00.
3. The property owner shall meet and maintain compliance with the requirements of the following agencies:
 - A. Alameda County Public Works Agency Development Engineering and Building Inspection Division;
 - B. City of Hayward Fire Department, Fire Prevention
4. Indemnification: The applicant, property owner, and any successor shall defend, indemnify, and hold harmless the County of Alameda (the County) and its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers or employees to attack, set aside, void, or annul The property owner or successor in interest shall defend, indemnify, and hold harmless Alameda County or its agents, officers, and employees from any claim, action or proceeding against Alameda County or its, agents, officers or employees to attack, set aside, void, or annul Variance, PLN2025-00195, the finding of exemption from the requirements of the California Environmental Quality Act (under Article 19, Section 15303, Class 3, small structures), or any combination thereof. Such indemnification shall include, but not limited to, an

award of costs and attorney's fees incurred by Alameda County in its defense. The County shall promptly notify owner or successor of any such challenge.

5. Responsibility for fees: The applicant, owner, and any successor shall be responsible for payment of all reasonable costs associated with the necessary permit processing or inspections required to verify compliance with the conditions of approval contained in the authorization of the facility, including costs incurred by the County Community Development Agency, the Alameda County Fire Department, the Building Inspection Division, the Public Works Agency or any other applicable Federal, State or County department or agency. Nonpayment of fees may subject the permit to revocation in accordance with the conditions of approval herein and Alameda County Zoning Ordinance Section 17.54.030.
6. The property owner shall obtain approval from the City of Hayward Fire Department prior to the issuance of a building permit.
7. During construction, the applicant, owner, or successor shall keep the subject site secure against illegal trespassing with fencing to the satisfaction of the Planning Director.
8. Property owner, Permittee, and/or their successors, shall comply with all Federal, State, and Local Laws, Regulations and Alameda County Ordinances.
9. Pursuant to Section 17.52.070 of the Alameda County Zoning Ordinance said Variance shall be implemented with a term of three (3) years of its issuance or it shall be of no force or effect. Implementation includes the issuance of Building Permits within three (3) years of approval date for this Variance.
10. Said Variance shall remain revocable for cause in accordance with Section 17.54.030 of the Alameda County Zoning Ordinance.
11. Negligible or de minimis modifications of this plan may be authorized by the Planning Director the receipt of a request from the applicant in writing for such modifications accompanied by drawings sufficient to show the proposed changes. More substantial changes shall require a new Variance.

ATTACHMENTS

Draft Resolution
"Exhibit A" Plans
Attachment A Referrals
Variance Narrative

Prepared By: Michael Flemming
Reviewed By: Christine Greene, Senior Planner

**DRAFT RESOLUTION NO. Z-XX-XX OF
THE WEST COUNTY BOARD OF ZONING ADJUSTMENTS
ADOPTED AT THE HEARING OF FEBRUARY 25, 2026, CONCERNING
VARIANCE, PLN2025-00195**

WHEREAS DANIEL DEL RIO WITH BAY AREA DESIGN CONSULTANTS ON BEHALF OF THE PROPERTY OWNER LYNDIA TEMPLE did submit an application PLN2025-00195, VARIANCE, to allow side yard setbacks of 5-foot where 15-foot is required to allow an addition to the existing single family dwelling, located at 24532 Fairview Ave., east side, 190 feet south east of Hansen Rd, in the Fairview Area Specific Plan, FASP R-1-B-E (Single-family Residence, 10,000 sq. ft. Minimum Building Site Area) District, with a *Eden Area General Plan* land use designation through the Very Low Density Residential, bearing Assessor's Parcel Number: 417-0261-001-00; and

WHEREAS the Fairview Area Municipal Advisory Council did hold a public hearing on said application at the hour of 6:00 p.m. on the 3rd day of February 2026, in the Castro Valley Library, 3600 Norbridge Ave., Castro Valley, California, and "Zoom Webinar" platform; and voted 5-0 to approve the application; and

WHEREAS the West County Board of Zoning Adjustments did hold a public hearing on said application at the hour of 1:30 p.m. on the 25th day of February 2026, in the Public Hearing Rm # 160, 224 W. Winton, Hayward, California, and "Zoom Webinar" platform; and

WHEREAS it satisfactorily appears from affidavits on file that the proper notice of said public hearing was given in all respects as required by law; and

WHEREAS Conditional Use Permit has been reviewed in accordance with the provisions of the California Environmental Quality Act (CEQA) and has been determined to be Categorically Exempt from environmental review per Article 19, Section 15303, Class 3, "Small Structures"; and

WHEREAS a Pre-Hearing Analysis was submitted recommending the application be conditionally approved; and

WHEREAS a representative appeared at said public hearing and presented testimony in support of the application; and

WHEREAS the Board did hear and consider all said reports, recommendations and testimony as hereinabove set forth;

NOW THEREFORE

BE IT RESOLVED that the Board finds that

1. There are special circumstances applicable to the property due to the narrow width of the lot, and that the existing dwelling was built under different required setbacks.
2. The granting of this application will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone due to the narrow lot width, which the home was built, under the R-1 District standards instead of the larger side yard requirements within the Fairview Area Specific Plan.

3. Granting the reduced side yard variance would not be detrimental to persons or property in the surrounding neighborhood, nor to the public welfare, as the project will comply with all applicable Building and Fire Codes.

WHEREAS the testimony submitted at the Fairview Area Municipal Advisory Council public hearing, and items in the public record, have been considered by the West County Board of Zoning Adjustments prior to making a recommendation;

NOW THEREFORE,

BE IT RESOLVED that the West County Board of Zoning Adjustments finds that the Variance (PLN2025-00195) is consistent with the Zoning and General Plan; and

BE IT FURTHER RESOLVED that the West County Board of Zoning Adjustments hereby approves Variance (PLN2025-00195) as described on the copy of the plan labeled “Exhibit A”, PLN2025-00195 dated November 13, 2025.

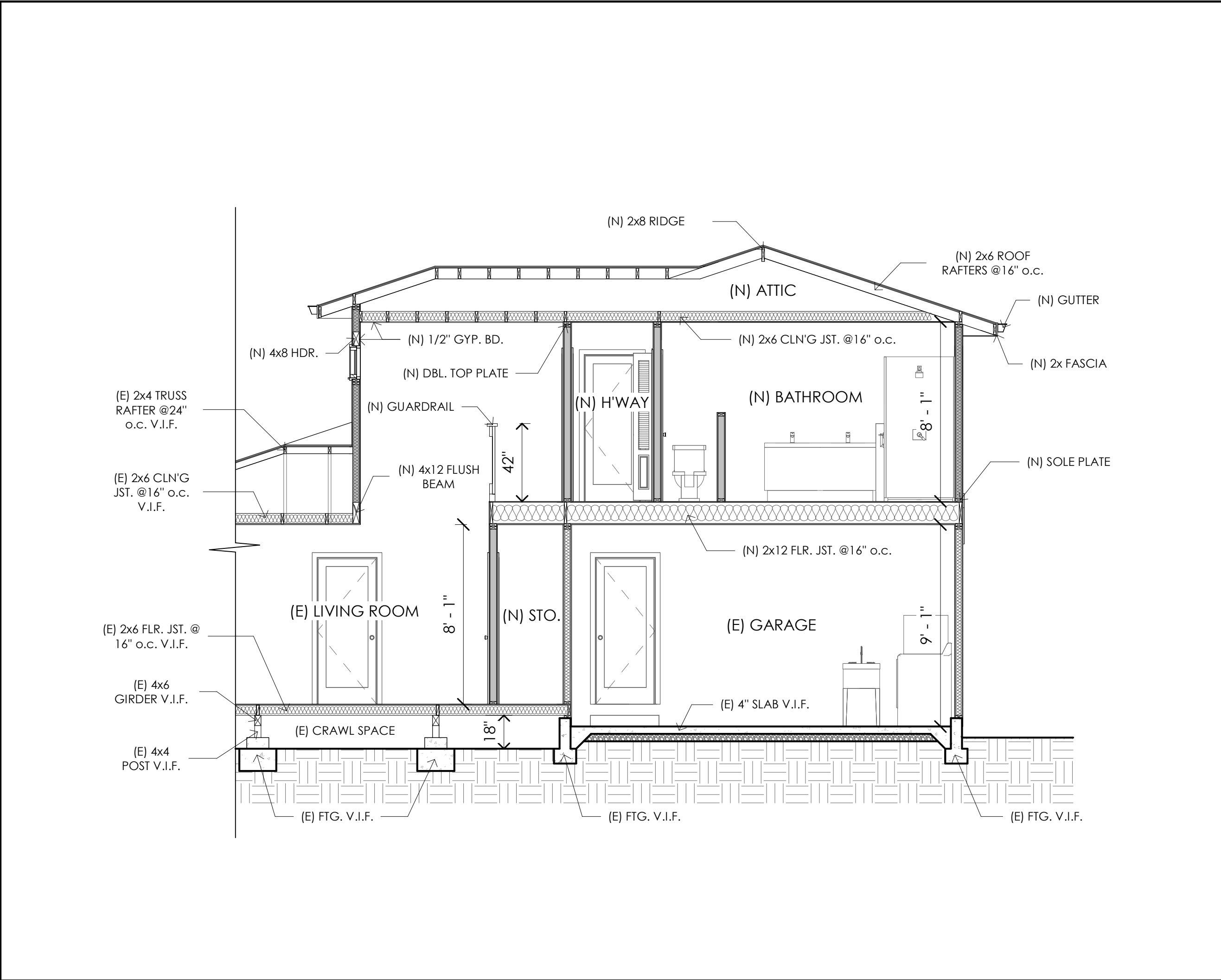
CONCLUSION

Approval subject to plans marked “Exhibit A” received on November 13, 2025, on file with the Alameda County Planning Department and the following conditions:

1. This permit authorizes the construction of a first floor and second-floor addition to a single-family residential providing 5-foot side yard setbacks where 15 feet is required on a property located at 24532 Fairview Ave., Fairview area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 417-0261-001-00, subject to plans marked “Exhibit A” dated November 13, 2025, on file with the Alameda County Planning Department.
2. Approval of PLN2025-00195 Site Development Review, shall be of no force or effect unless and until the Alameda County Planning Director approves, Site Development Review to allow an addition measuring over 50% of the existing floor area (317 sq. ft. first floor and a 700 sq. ft second floor addition), to the existing single-family dwelling, PLN2025-00195 for the property located at 24532 Fairview Avenue, Fairview area of unincorporated Alameda County, bearing Assessor’s Parcel Number 417-0261-001-00.
3. The property owner shall meet and maintain compliance with the requirements of the following agencies:
 - A. Alameda County Public Works Agency Development Engineering and Building Inspection Division;
 - B. City of Hayward Fire Department, Fire Prevention
4. Indemnification: The applicant, property owner, and any successor shall defend, indemnify, and hold harmless the County of Alameda (the County) and its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers or employees to attack, set aside, void, or annul. The property owner or successor in interest shall defend, indemnify, and hold harmless Alameda County or its agents, officers, and employees from any claim, action or proceeding

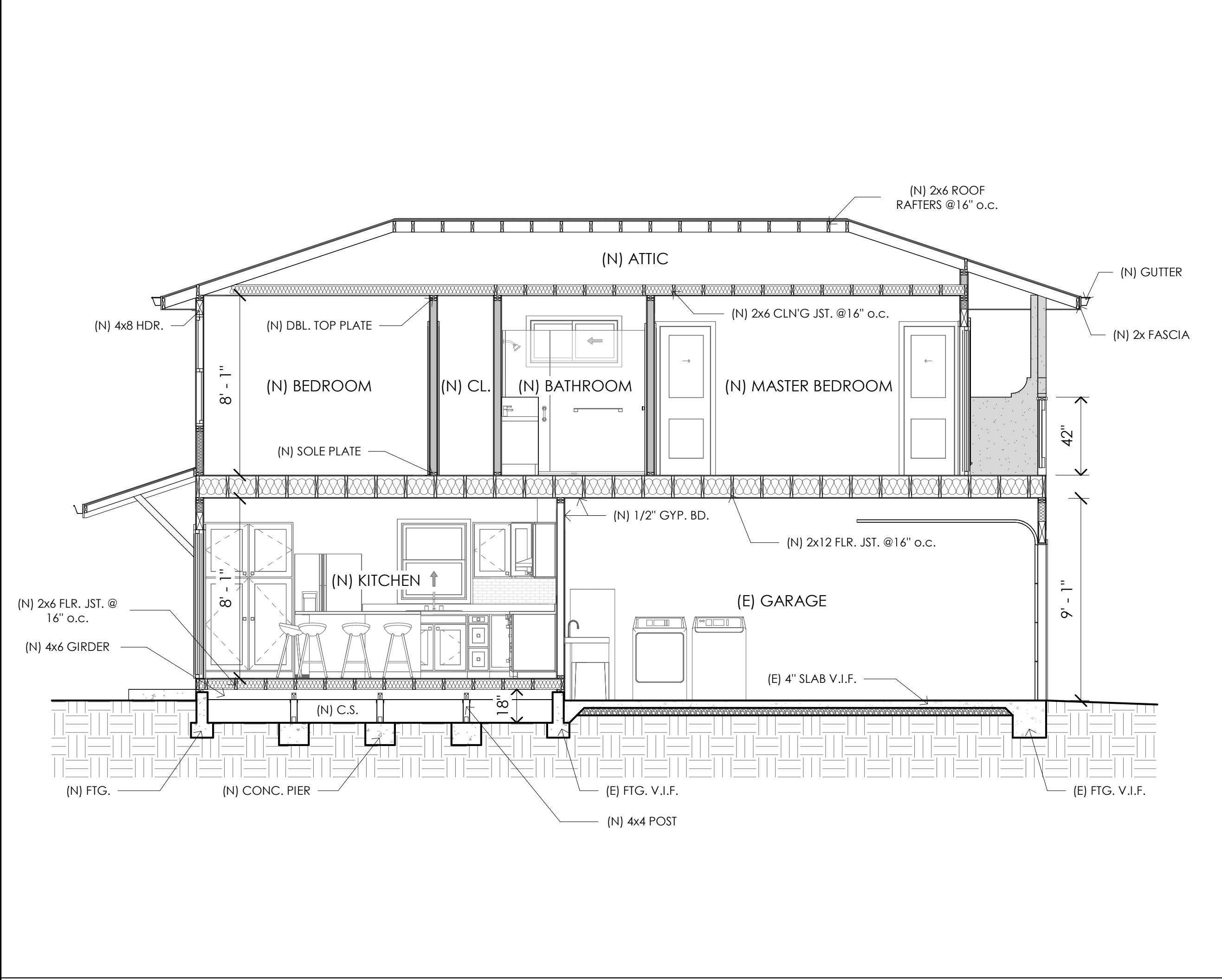
against Alameda County or its, agents, officers or employees to attack, set aside, void, or annul Variance, PLN2025-00195, the finding of exemption from the requirements of the California Environmental Quality Act (under Article 19, Section 15303, Class 3, small structures), or any combination thereof. Such indemnification shall include, but not limited to, an award of costs and attorney's fees incurred by Alameda County in its defense. The County shall promptly notify owner or successor of any such challenge.

5. Responsibility for fees: The applicant, owner, and any successor shall be responsible for payment of all reasonable costs associated with the necessary permit processing or inspections required to verify compliance with the conditions of approval contained in the authorization of the facility, including costs incurred by the County Community Development Agency, the Alameda County Fire Department, the Building Inspection Division, the Public Works Agency or any other applicable Federal, State or County department or agency. Nonpayment of fees may subject the permit to revocation in accordance with the conditions of approval herein and Alameda County Zoning Ordinance Section 17.54.030.
6. The property owner shall obtain approval from the City of Hayward Fire Department prior to the issuance of a building permit.
7. During construction, the applicant, owner, or successor shall keep the subject site secure against illegal trespassing with fencing to the satisfaction of the Planning Director.
8. Property owner, Permittee, and/or their successors, shall comply with all Federal, State, and Local Laws, Regulations and Alameda County Ordinances.
9. Pursuant to Section 17.52.070 of the Alameda County Zoning Ordinance said Variance shall be implemented with a term of three (3) years of its issuance or it shall be of no force or effect. Implementation includes the issuance of Building Permits within three (3) years of approval date for this Variance.
10. Said Variance shall remain revocable for cause in accordance with Section 17.54.030 of the Alameda County Zoning Ordinance.
11. Negligible or de minimis modifications of this plan may be authorized by the Planning Director the receipt of a request from the applicant in writing for such modifications accompanied by drawings sufficient to show the proposed changes. More substantial changes shall require a new Variance.



(N) SECTION - A

1/4" = 1' - 0"



(N) SECTION - B

1/4" = 1' - 0"

NOTES

GENERAL NOTES:

1. EACH EXTERIOR DOOR SHALL HAVE A LANDING DOORS SHALL HAVE THE LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 36 INCHES AND EXTEND FULL WIDTH OF THE OPENING. LANDING SHOULD NOT BE MORE THAN 1.5" BELOW THE DOOR'S THRESHOLD FOR OUTSWINGING/REQUIRED EITHER DOOR AND 7.75" FOR INSWINGING / SLIDING DOORS" [R 311.3 IRC]
2. ALL CEILING HEIGHTS IS A MIN. OF 7'[R305.1 IRC]
3. ALL EXTERIOR WALL/FLOOR/ROOF FRAMING EXPOSED DURING THE COURSE OF CONSTRUCTION IS TO BE INSULATED WITH A MINIMUM OF R-15 W/ R-6 (WALL), R-19 (FLOOR), R-30 (ROOF) INSULATION, RESPECTIVELY. [CBEEs SEC 110.0 THROUGH 110.9, 150.0(A) THROUGH 9G) AND 150.2]
4. ROOF DRAINAGE FROM NEW STRUCTURES MUST BE CONCENTRATED IN ITS FLOW SO AS NOT TO DISCHARGE SURFACE WATER IN ANY MANNER ACROSS ADJACENT PROPERTY LINES.[R903.4 IRC]
5. THAT THE SILL HEIGHT FOR THE ESCAPE AND RESCUE WINDOW LOCATED IN THE BEDROOM AREA SHALL NOT BE GREATER THAN 44" MEASURED FRO M THE FLOOR . [ORC R310.2.2.]
6. A SMOKE DETECTOR IS REQUIRED IN THE FOLLOWING LOCATIONS:
A. IN HALL IN FRONT OF THE FIRST BEDROOM DOOR LOCATION[R 314.3 IRC]
B. IN EACH SLEEPING ROOM IS REQUIRED TO BE PLACED MIN. 3FT. IN FRONT OF THE RETURN AIR GRILL.[R 314.3 IRC]
C. AT THE HIGHEST POINT IN THE CEILING ADJACENT TO HALLWAY[R 314.3 IRC]

ELECTRICAL NOTES:

1. GFCI PROTECTION SHALL BE PROVIDED FOR ALL COUNTERTOP RECEPTACLES, RECEPTACLES WITHIN 6 FEET OF A SINK AND FOR RECEPTACLES SUPPLYING DISHWASHERS. (CEC 210.80)
2. A MINIMUM OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED TO SERVE COUNTERTOP AND WALL RECEPTACLES IN THE KITCHEN, PANTRY AND DINING ROOM. (CEC 210.11A)
3. SEPARATE BRANCH CIRCUITS IN THE FOLLOWING:
A. A MINIMUM OF TWO (2) 20-AMPS KITCHEN.
B. ONE 20-AMPS RECEPTACLE IN BATHROOM
C. PROVIDE KITCHEN COUNTER RECEPTACLES ABOVE EACH COUNTER SPACE 12 INCHES OR WIDER, NOT MORE THAN 4 FEET ON CENTER AND 24 INCHES OF THE END OF THE COUNTER SPACE.
4. ALL 125VOLT, 15 AMP AND 20AMP OUTLETS SHALL BE LISTED TAMPER RESISTANT EXCEPT WHEN LOCATED MORE THAN 76 INCHES ABOVE THE CASEWORK OR WITH-IN CASEWORK OR WHEN PART OF LUMINAIRE OF APPLIANCE. SEE 2022 CEC ART. 406.12.
5. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES HORIZONTALLY FROM AN OUTLET IN THE SPACE (CEC 210.52C1).
6. RECEPTACLES SHALL BE PROVIDED AT ALL COUNTERTOP AREAS WITH A MINIMUM DIMENSION OF 12 INCHES. (CEC210.52C1)
7. ISLANDS AND PENINSULAS SHALL HAVE AT LEAST ONE RECEPTACLE MOUNTED NO MORE THAN 12 INCHES BELOW THE COUNTERTOP AND WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS BASE. (CEC210.52A1&2)
8. ALL INSTALLED LIGHTING SHALL BE HIGH EFFICACY AND CONTROLLED BY EITHER A DIMMER SWITCH OR VACANCY SENSOR SWITCH.
9. RECESSED LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE APPROVED, LISTED, ZERO-CLEARANCE INSULATION COVER (IC) TYPE, CERTIFIED AIR TIGHT (AT) AND SEALED WITH A GASKET OR CAULKED BETWEEN HOUSING AND CEILING (CENC 150.1(K)1C)
10. AT LEAST ONE OUTLETS SHALL BE INSTALLED IN THE BATHROOM WITHIN 3 FEET OF BASIN. AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM OUTLETS. BATHROOM OUTLETS SHALL HAVE GFCI PROTECTION (CEC 210.52(D), 210.11(C)(3) & 210.8(A) (1))
11. ALL 125VOLT, 15 AMP AND 20AMP OUTLETS SHALL BE LISTED TAMPER RESISTANT (CEC 406.12)
12. NEW RECESSED DOWNLIGHT LUMINARIES SHALL NOT CONTAIN SCREW BASED SOCKETS. SEE 2022 CALIFORNIA ENERGY CODE SECTION 150.0(K)1. C.
13. ENSURE THAT SCREW BASED LUMINARIES SHALL HAVE LAMPS INSTALLED MARKED WITH JA8-2016 OR JA8-2016 E. SCREW BASE BULBS ARE NOT PERMITTED IN RECESSED LIGHTING. 2022 CEC 150.0(K).
14. BATHROOM EXHAUST FAN SHALL BE CONTROLLED BY HUMIDISTAT AND HAS SEPARATE SWITCH FROM LIGHT. COMPLY TO 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC) SECTION 4.506. LIGHTING INTEGRAL TO TOILET EXHAUST FAN IS ACCEPTABLE, PROVIDED THE LIGHTING CAN BE TURNED OFF IN ACCORDANCE WITH 2022 CALIFORNIA ENERGY CODE SECTION 150. (K) 2 WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE
15. OUTDOOR LIGHTING IS HIGH EFFICACY AND IS CONTROLLED BY MOTION SENSOR AND EITHER A PHOTOCCELL CONTROL, ASTRONOMICAL TIME CLOCK OR EMCS, PLUS A MANUAL ON/OFF SWITCH THAT DOES NOT OVERRIDE THE AUTOMATIC CONTROLS. SEE CALIFORNIA ENERGY CODE SECTION 150.0(K)3.A.

INSULATION SCHEDULE

CEILING	R-38
WALLS	R-15
FLOOR	R-19

BATHROOM NOTES:

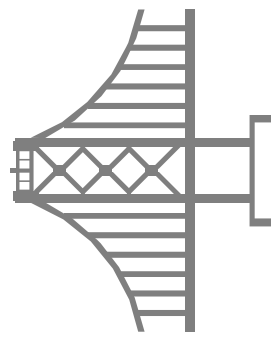
1. 30" CLEAR WIDTH FOR WATER CLOSET SPACE AND 24" CLEARANCE IN FRONT OF THE WATER CLOSET BOWL. WATER CLOSET TO BE MAX. 1.28 GAL PER FLUSH. TOILET BASE MUST BE CAULKED TO THE FINISHED FLOOR [CPC SEC. 402.5]
2. SHOWER COMPARTMENT SHALL HAVE A MIN. FINISH INTERIOR OF 1,024 S.F. INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30" DIA. CIRCLE. THE MIN. REQUIRED AREA AND DIMENSIONS SHALL BE MEASURED AT A HEIGHT EQUAL TO TOP OF THE THRESHOLD. THE AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT OF NOT LESS 70" ABOVE THE SHOWER DRAIN OUTLET WITH NO PROTRUSIONS OTHER THAN THE FIXTURE VALVE OR VALVES, SHOWERHEAD, SOAP ACCESSIBLE SHOWERS MAY PROTRUDE INTO THE 30" CIRCLE. [P2708.1 IRC]
3. COMPLIANCE WITH WATER-CONSERVING PLUMBING FIXTURE REQUIREMENT OF CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) SECTION 301.1.1 AND SENATE BILL SB 407 (2009) / CALIFORNIA CIVIL CODE SECTION 110.1 THROUGH 110.8 FOR EXISTING PLUMBING FIXTURES WILL BE REQUIRED PRIOR TO FINAL INSPECTION.
4. SHOWER DOORS SHALL OPEN SO AS NOT LESS THAN 22" UNOBSTRUCTED OPENINGS FOR EGRESS [CPC SEC. 408.6] OSI. [CGC 4.303.1.3]
5. SHOWER AND BATH TUB COMPARTMENTS SHALL HAVE A MINIMUM NON-ABSORBENT FINISHED SURFACE WHICH SHALL EXTEND AN MINIMUM OF 6' ABOVE THE FLOOR [R307.2]
6. BATHROOM SHALL BE MECHANICAL VENTILATED WITH AN "ENERGY STAR" EXHAUST FAN, AND MUST BE CONTROLLED BY A HUMIDITY CONTROL. EXHAUST FAN SHALL BE RATED 50 CFPM MIN. [CRC 303.3.1]
7. BATH FAN MUST BE VENTED TO THE EXTERIOR OF THE BUILDING AND MUST TERMINATE AT LEAST 3 FEET AWAY FROM ANY AIR INTAKE INTO BUILDING.
8. NEW BATHROOMS REQUIRE MECHANICAL VENTILATION WITH A SOUND RATING OF 3 ZONES OR LESS. REMOTE OR IN-LINE FANS WITH A MAXIMUM OF 4 FEET OF DUCK BETWEEN THE FAN AND THE INLET DO NOT NEED TO MEET THIS SOUND REQUIREMENT.
9. SAFETY GLAZING IS REQUIRED FOR TUB AND SHOWER ENCLOSURES, PANELS, AND DOORS.
10. BASE MATERIAL BENEATH THE SHOWER PAN MUST SLOPE A MIN. OF ¼ INCH PER FOOT TO A 2" DRAIN.
11. TUB AND SHOWER MIXING VALVES MUST BE APPROVED PRESSURE-BALANCED OR THERMOSTATIC MIXING-TYPE, ADJUSTED TO A MAXIMUM TEMPERATURE OF 120°F.
12. FIXTURE WATER CONSUMPTION: WATER CLOSETS MAX. 1.28 GAL PER FLUSH, FAUCETS MAX FLOW RATE OF 1.2 GPM AT 60 PSI AND SHOWERHEADS MAX FLOW RATE OF 1.8 GPM AT 80 PSI.
13. DOMESTIC HOT WATER PIPING SHALL BE INSULATED IN ACCORDANCE WITH CPC 609.12
14. SHOWER DOOR SHALL MAINTAIN NOT LESS A 22-INCH UNOBSTRUCTED OPENING FIR EGRESS. CPC 408.5

BEDROOM NOTES:

1. ALL EXTERIOR WALL/FLOOR/ROOF FRAMING EXPOSED DURING THE COURSE OF CONSTRUCTION IS TO BE INSULATED WITH A MINIMUM OF R-15 W/ R-6 (WALL), R-19 (FLOOR), R-30 (ROOF) INSULATION, RESPECTIVELY. [CBEEs SEC 110.0 THROUGH 110.9, 150.0(A) THROUGH 9G) AND 150.2]
2. ON THE BEDROOM ROOM TO ENSURE IT MEETS THE REQUIREMENTS OF CRC R310.2.1 FOR EMERGENCY ESCAPE AND RESCUE OPENINGS HAVING A NET CLEAR HEIGHT OPENING NOT LESS THAN 24" (610 MM) AND THE NET CLEAR WIDTH WITH NOT LESS 36". THE NET CLEAR OPENING AT THE GROUND FLOOR SHALL NOT LESS THAN 5 SQUARE FEET.[R324.6.2.2]
3. THAT THE BOTTOM OF OPEN WINDOW HEIGHT FOR THE ESCAPE AND RESCUE WINDOW LOCATED IN THE BEDROOM AREA SHALL NOT BE GREATER THAN 44" MEASURED FROM THE FLOOR . [ORC R310.2.2.]
4. THE MINIMAL TOTAL GLAZED ARE FOR EVERY HABITABLE SPACE SHALL BE 8% OF THE FLOOR AREA OF SUCH ROOM.[R402.1]

KITCHEN NOTES:

1. THE WATER FLOW RATE FOR KITCHEN FAUCET AT 1.8 GPM AT 60 PSI. WATER CONSERVING PLUMBING FIXTURES AND FITTINGS SHALL CONFORM TO 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 4.303.
2. GAS LINE SERVING EACH GAS APPLIANCES SHALL BE PROVIDED WITH SHUT OFF VALVE AND SEDIMENT TRAP. SEE 2022 CPC SECTION 1212.6, 1212.9.
3. THE MAIN GAS LINE SHALL HAVE AN EARTHQUAKE-ACTUATED GAS SHUTOFF VALVE
4. VENTING OF DRAINAGE PLUMBING FIXTURE SHALL COMPLY WITH CHAPTER 9 OF 2022 CPC.
5. INDIRECT WASTE PIPING AND SIZES OF PLUMBING FIXTURES SHALL CONFORM WITH SECTION 807.3 OF 2022 CPC.
6. INSTALLATION AND MATERIALS OF SANITARY DRAINAGE SYSTEMS SHALL COMPLY WITH CHAPTER 7 OF 2022 CPC.
7. PROVIDE KITCHEN RANGE HOOD EXHAUST TO THE OUT-SIDE OF THE BUILDING.
8. KITCHEN RANGE HOOD EXHAUST DUCT SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE, 10 FEET FROM FORCE AIR INLET AND 3 FEET FROM OPENING INTO THE BUILDING. 2022 CMC 502.2.1. EXHAUST DUCT SHALL BE EQUIPPED WITH BACKDRAFT DAMPER. 2022 CMC SECTION 504.1.1.
9. HERS RATER MUST VERIFY THAT NEW RANGE HOOD IS LISTED IN THE HVI CERTIFIED HOME VENTILATING PRODUCTS DIRECTORY AND HAVE BEEN HVI -CERTIFIED AS MEETING ASHRAE 62.2 VENTILATION AND SOUND REQUIREMENT.
10. SPRAY HEADS ATTACHED TO HOSES MUST BE PROVIDED WITH AN APPROVED METHOD OF BACKFLOW PREVENTION.
11. DISHWASHER SHALL BE CONNECTED WITH APPROVED AIR GAP DEVICES LOCATED ABOVE THE FLOOD LEVEL OF THE SINK.
12. MAIN GAS LINE HAS EARTHQUAKE-ACTUATED GAS SHUTOFF VALVE



BAY AREA DESIGN
CONSULTANTS LLC

DANIEL L. DEL RIO
SAN LEANDRO, CA 94578
510.701.0100 Tel

BAD CONSULTANTS LLC 2025

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PROJECT:	1ST & 2ND STORY ADDITION	
	24532 FAIRVIEW AVE. HAYWARD, CA. 94542	
SHEET TITLE:	NOTES / SECTIONS	

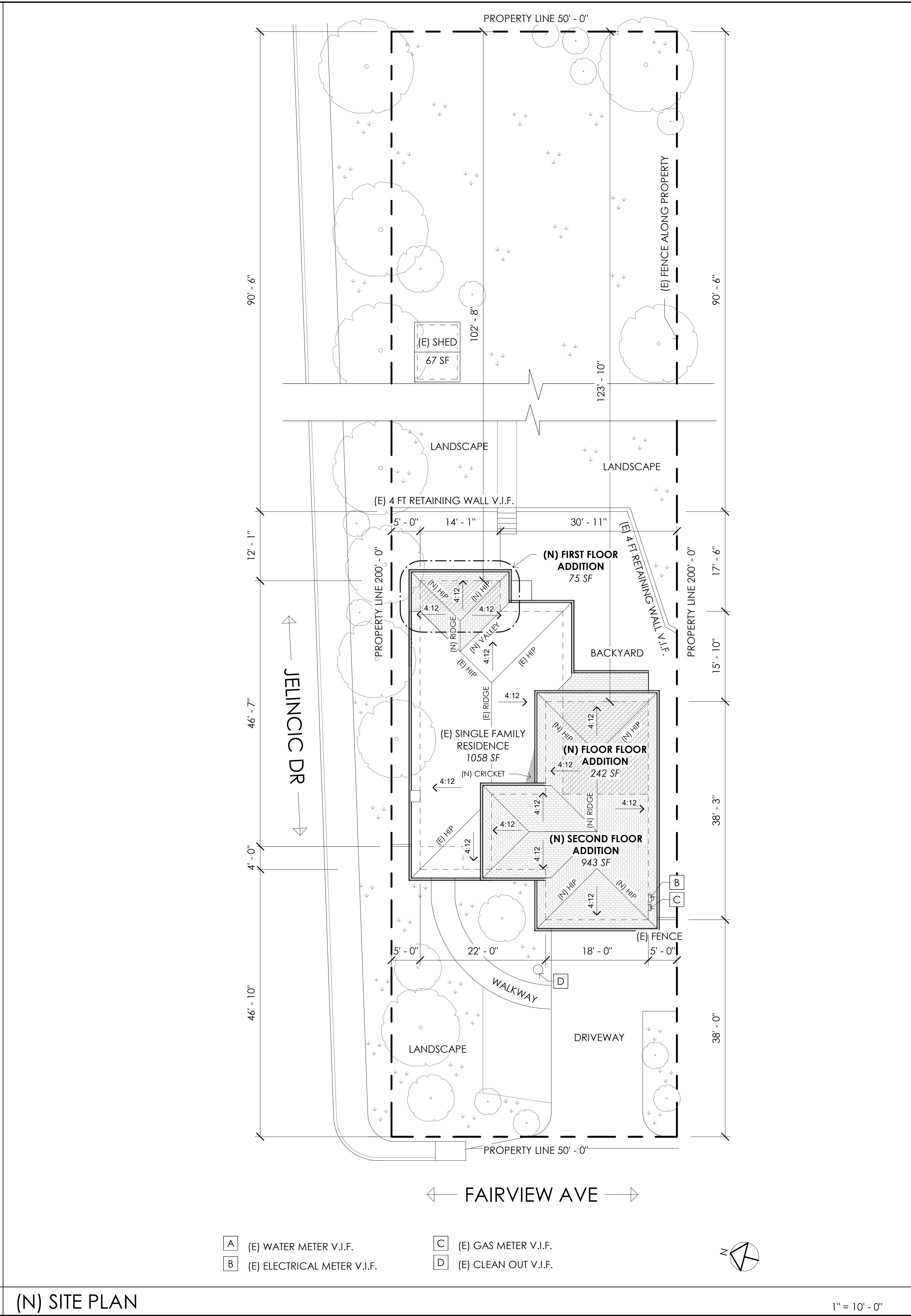
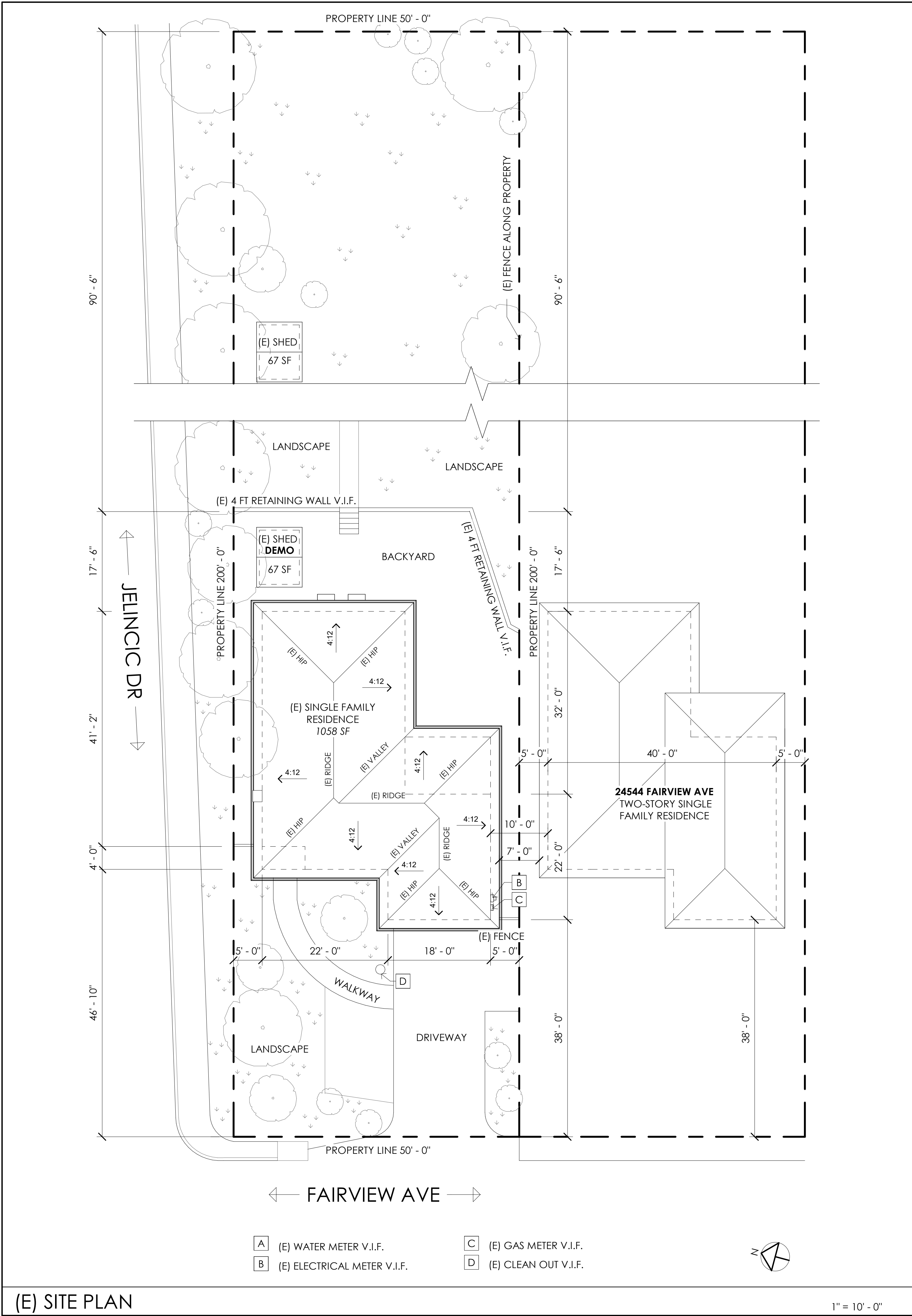
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PROJECT: 1ST & 2ND STORY ADDITION
24532 FAIRVIEW AVE, HAYWARD, CA. 94542

SHEET TITLE: (E) & (N) SITE PLANS

REVIT FILE	JOB NO.
50-FRV	50-25

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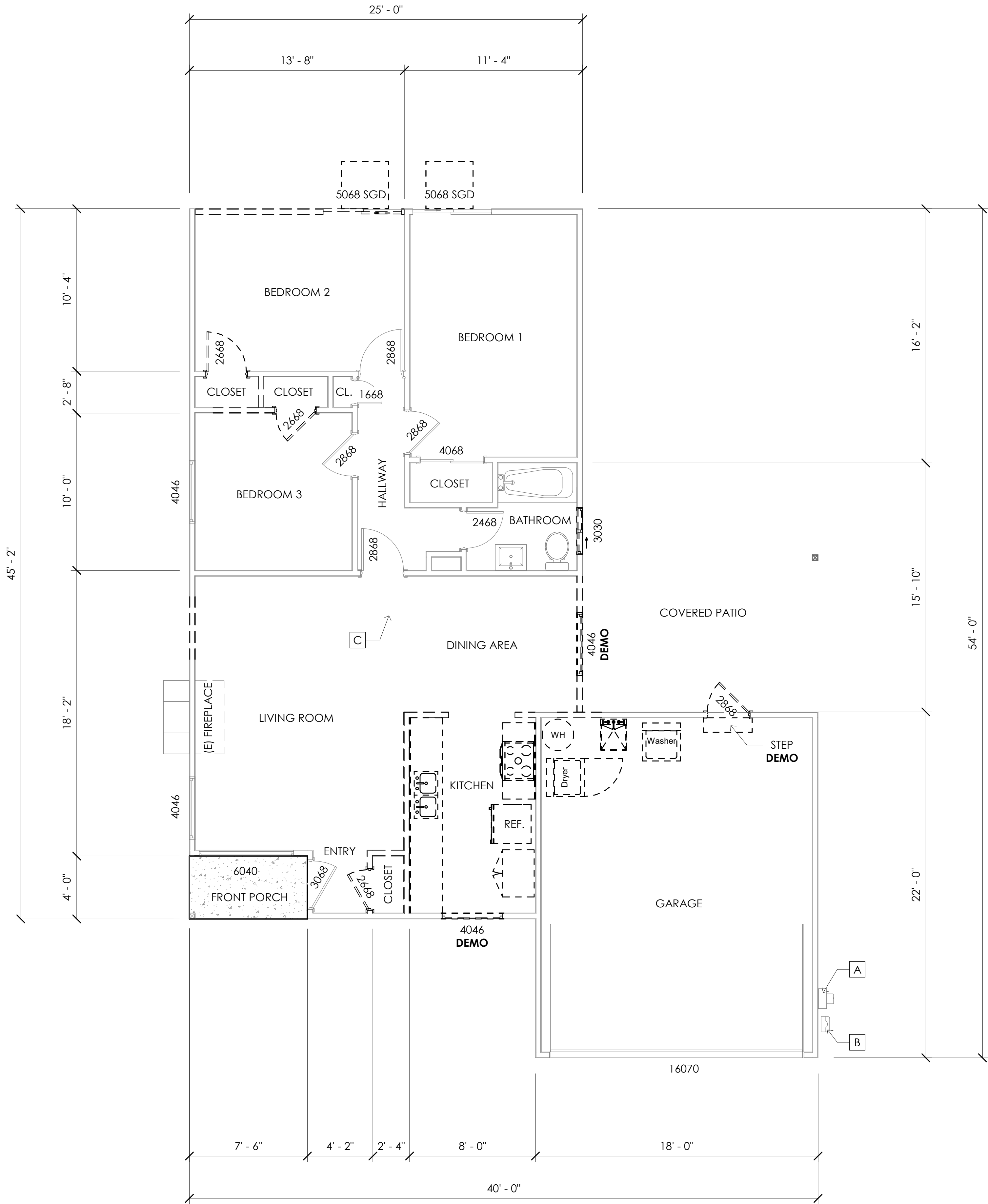
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KEY NOTES:

- A ELECTRICAL METER V.I.F.
- B GAS METER V.I.F.

DEMO NOTES:

1. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS. INCLUDING BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INCLUDED. PATCH AS REQUIRED ALL CONSTRUCTIONS TO REMAIN IN ACCORDANCE WITH THE CONTRACT DRAWINGS. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSITION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER, THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE
2. ALL REMOVALS AND SALVAGE, UNLESS SPECIFICALLY NOTED OR REQUESTED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR
3. REMOVE ONLY NON-LOAD BEARING CONSTRICTION AND PARTITIONS. CONTRACTOR TO VERIFY, PRIOR TO REMOVAL, THAT NO STRUCTURAL COMPONENTS, I.E. BEARING WALLS, BEAMS, HEADERS, ETC... SUPPORTING FLOOR, ROOF OR CEILING JOISTS ARE DESIGNATED FOR REMOVAL. CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT. CONTRACTOR'S NON-CONTACT OF ARCHITECT PRIOR TO REMOVAL OF ANY WORK INDICATES HIS COMPLETE UNDERSTANDING THAT NO LOAD BEARING OR STRUCTURAL WORK IS BEING ALTERED UNDER THIS CONTRACT.
4. ALL STRUCTURAL SYSTEMS SHALL BE MAINTAINED AND SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT THE DESIGN LOADS AND TO RESIST THE DEFORMATION CAUSED BY SUCH LOADS TO WHICH THEY SOIL PRESSURE INCLUDING SURCHARGE, HYDROSTATIC HEAD AND IMPACT LOADS AS APPLICABLE. MINIMUM DESIGN LOAD VALUES SHALL BE AS FOLLOWS:
 - 100 P.S.F. LIVE LOAD (FIRST FLOOR)
 - 20 P.S.F. LIVE LOAD (ROOF)
 - 20 P.S.F. DEAD LOAD (FLOORS/ROOF)
 - MAXIMUM ALLOWABLE DEFLECTION @ L/360 OF SPAN
5. PATCH ALL FINISHES TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO, GYPSUM BOARD, PLASTER, ACOUSTIC SYSTEMS, WOOD TRIM, COVERS, BASE, PANELS, RAILS AND WAINSCOT. VERIFY MATCH OF NEW FINISH MATERIALS TO EXISTING IN COLOR, TEXTURE, THICKNESS, CUT, ETC... TO SATISFACTION OF OWNER PRIOR TO INSTALLATIONS. PROVIDE OTHER MATERIALS TO MATCH EXISTING WHEN REQUIRED. TO BE APPROVED BY OWNER
6. PATCH EXISTING WALLS GYPSUM DRYWALL OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS. ALL EXPOSED PORTIONS OF WALL SHALL BE FINISHED WITH THREE (3) COATES OF SPECKLING, SANDED AND LEFT IN A PAINT READY CONDITION.

LEGEND

- | | | |
|----------------|------------------|----------------|
| WALL TO REMOVE | WINDOW TO REMOVE | DOOR TO REMOVE |
| EXISTING WALL | EXISTING WINDOW | EXISTING DOOR |

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PROJECT: **1ST & 2ND STORY ADDITION**

24532 FAIRVIEW AVE, HAYWARD, CA. 94542

SHEET TITLE: **(E) PLAN/ DEMO PLAN**

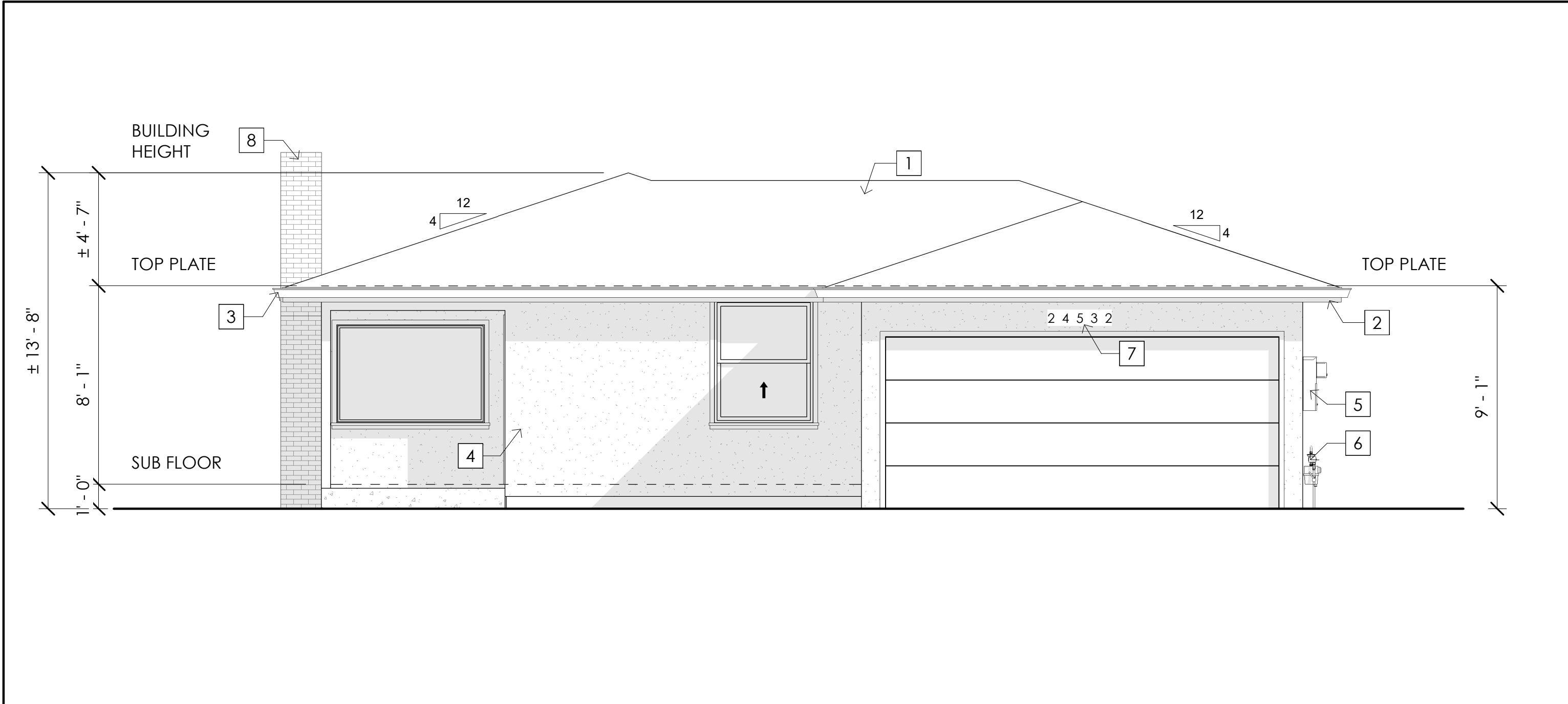
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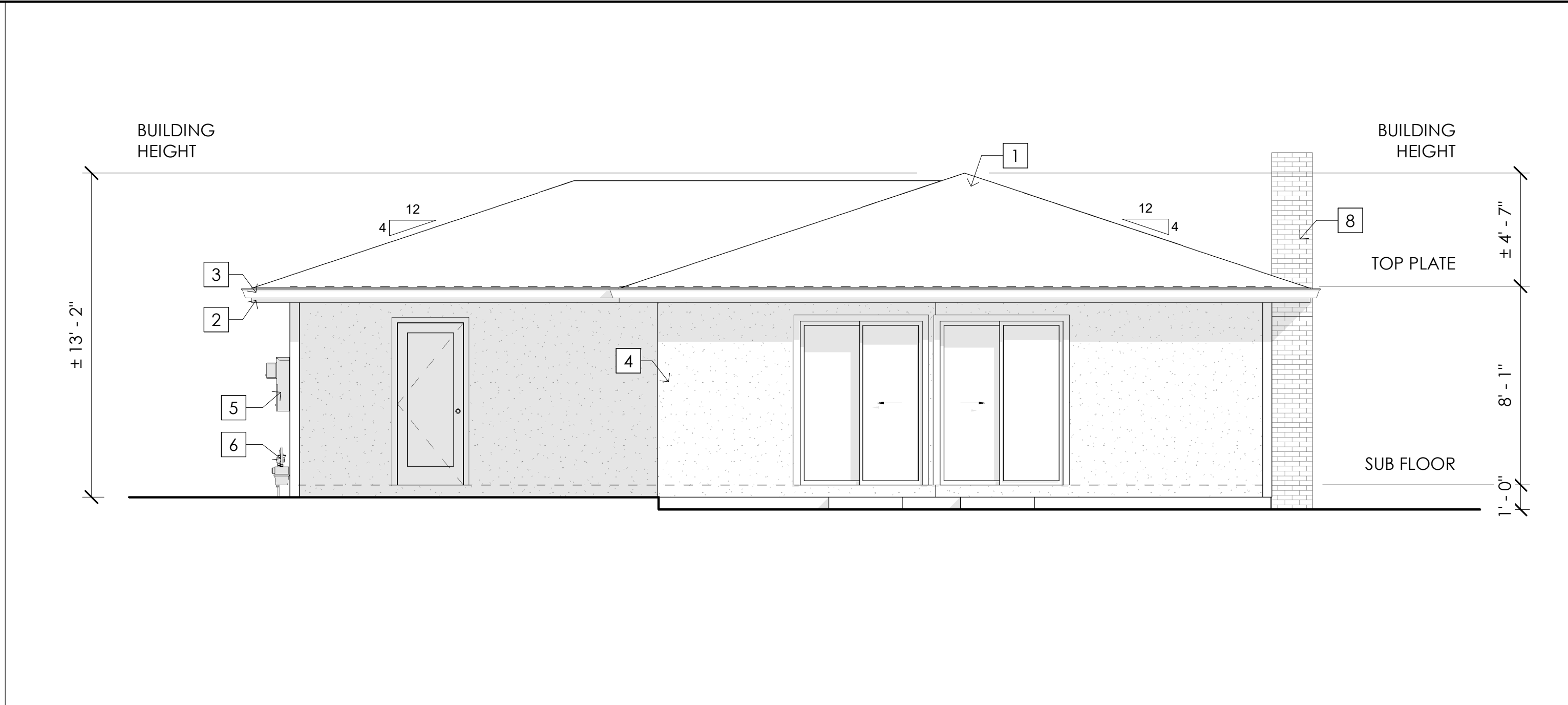
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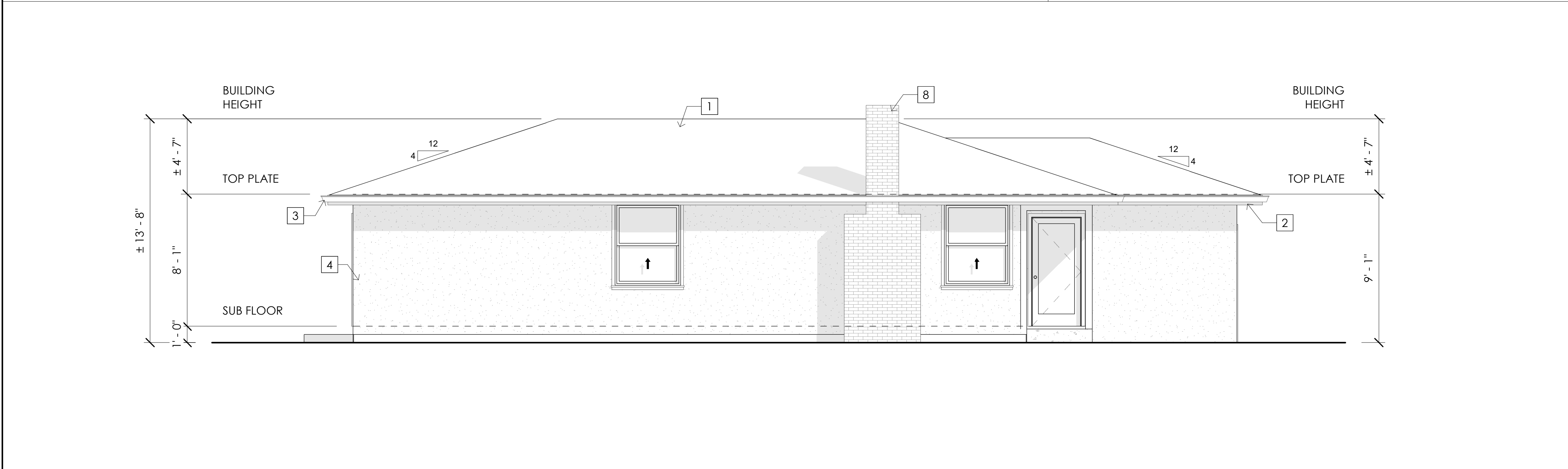
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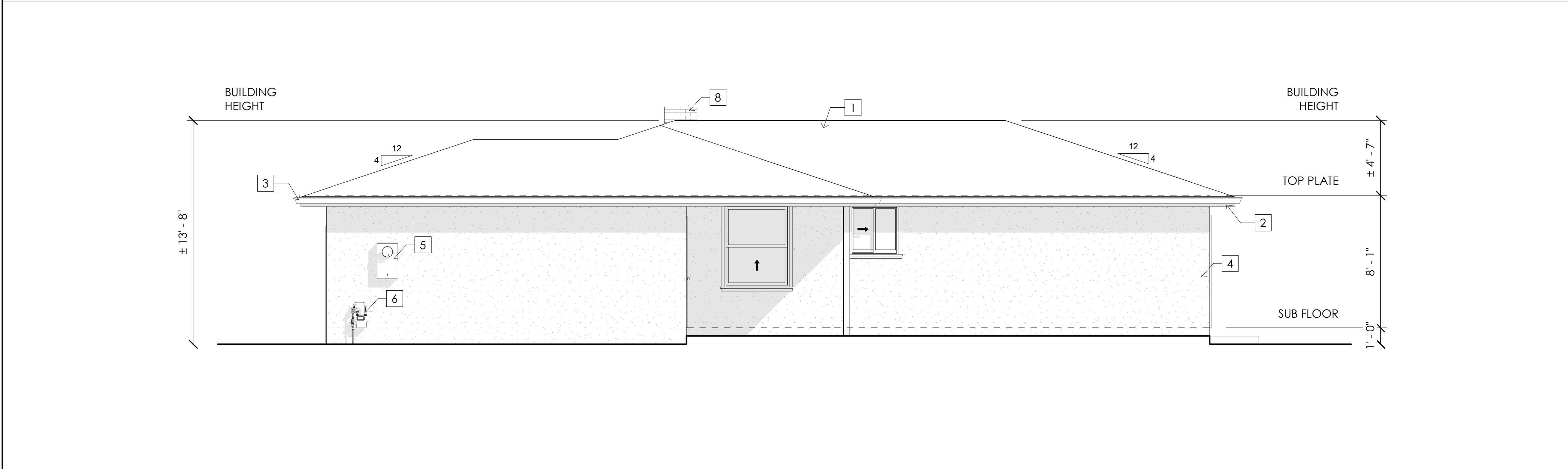
(E) WEST ELEVATION (FRONT) 1/4" = 1' - 0"



(E) EAST ELEVATION (REAR) 1/4" = 1' - 0"



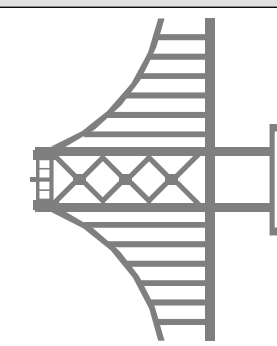
(E) NORTH ELEVATION (LEFT) 1/4" = 1' - 0"



(E) SOUTH ELEVATION (RIGHT) 1/4" = 1' - 0"

KEY NOTES:

- 1 (E) CLASS "A" COMP SHINGLES o/ 15# FELT PAPER o/ 1/2" OSB V.I.F.
- 2 (E) 2x FASCIA
- 3 (E) GUTTER
- 4 (E) STUCCO SIDING V.I.F.
- 5 (E) ELECTRICAL METER V.I.F.
- 6 (E) GAS METER V.I.F.
- 7 (E) ADDRESS IDENTIFIER
- 8 (E) CHIMNEY V.I.F.



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PROJECT: 1ST & 2ND STORY ADDITION
24532 FAIRVIEW AVE, HAYWARD, CA. 94542

SHEET TITLE: (E) ELEVATIONS

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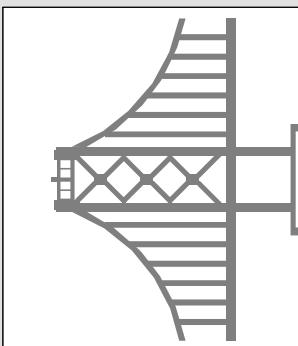
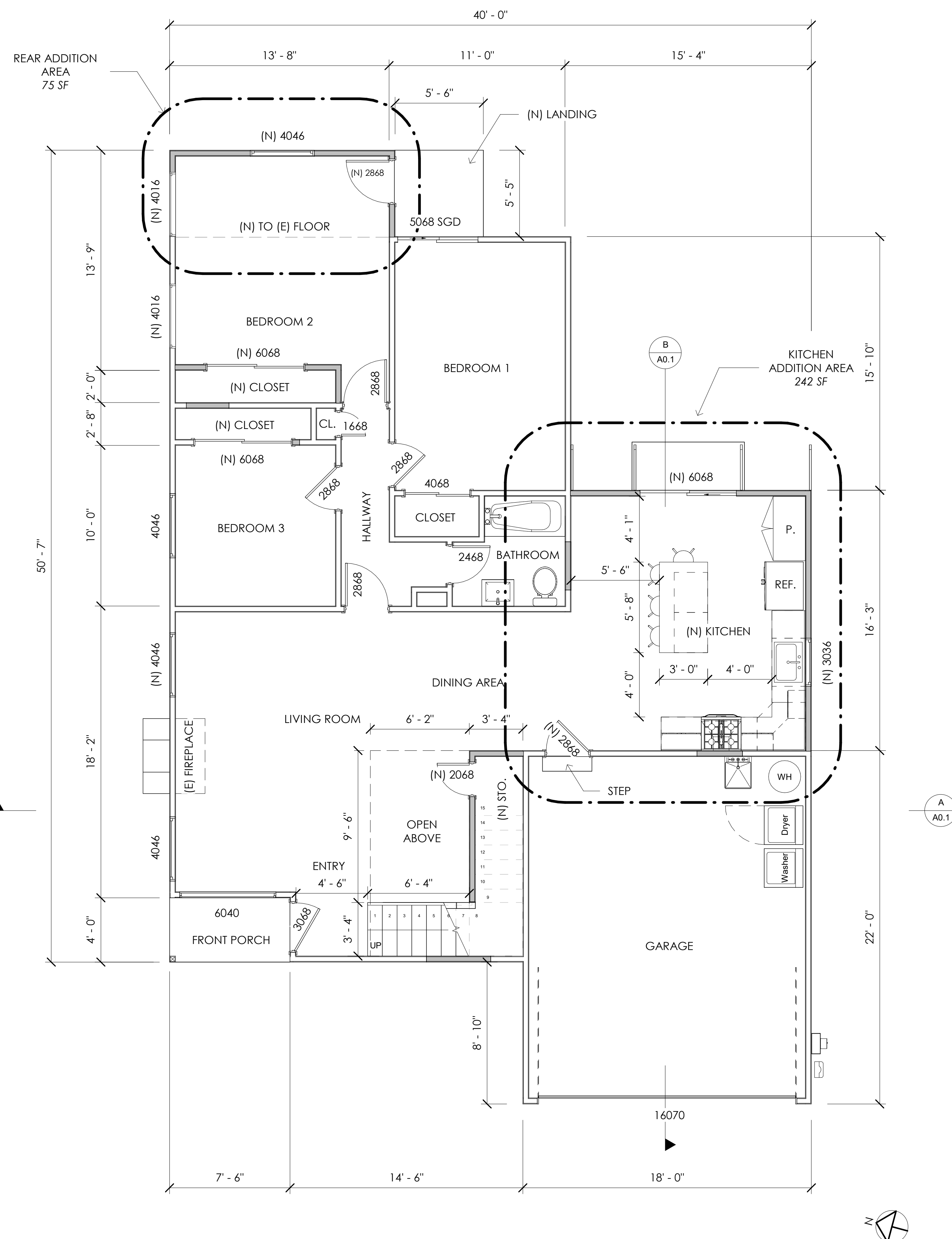
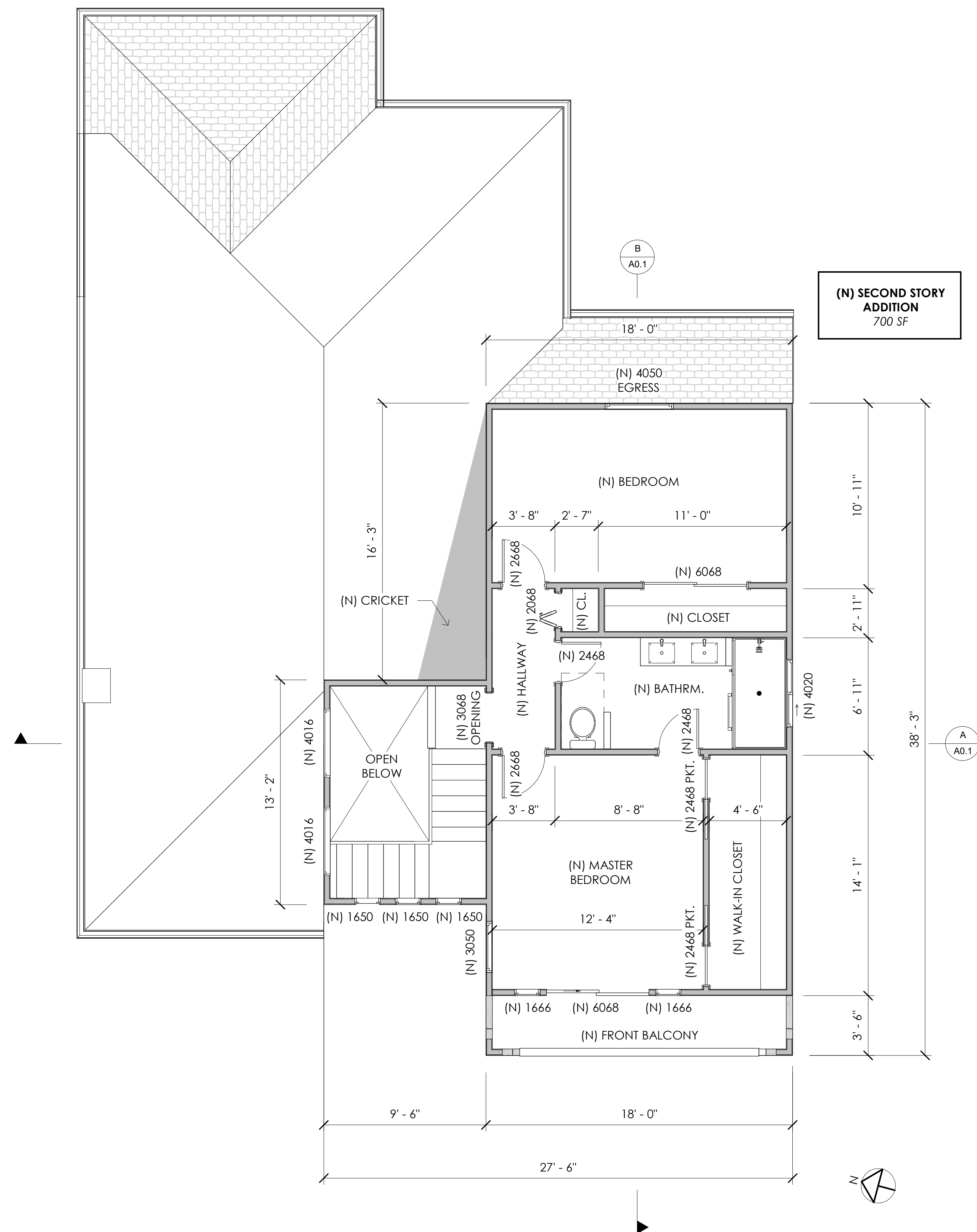
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PROJECT: 1ST & 2ND STORY ADDITION
24532 FAIRVIEW AVE, HAYWARD, CA. 94542
SHEET TITLE: (N) FLOOR PLAN

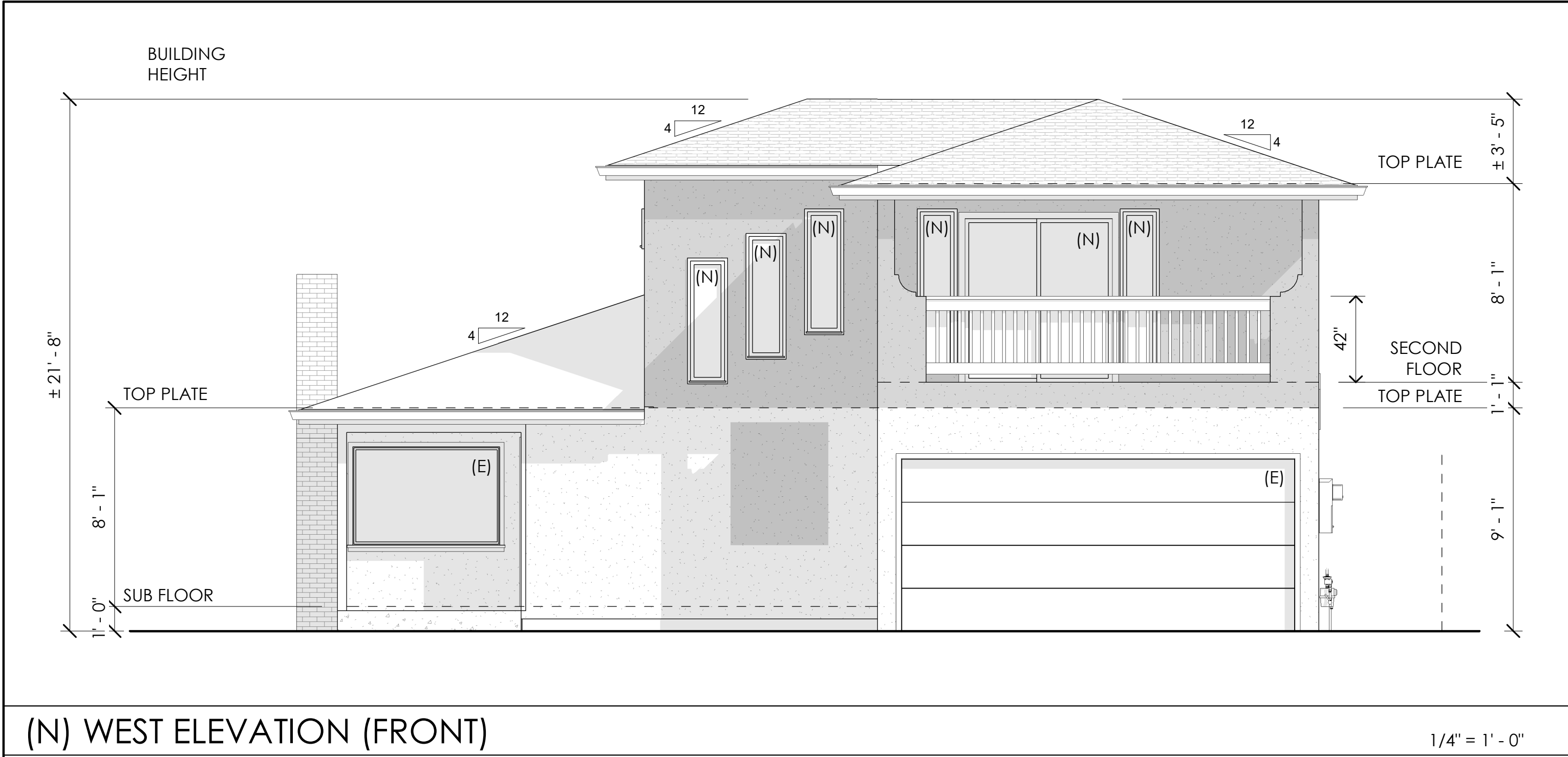
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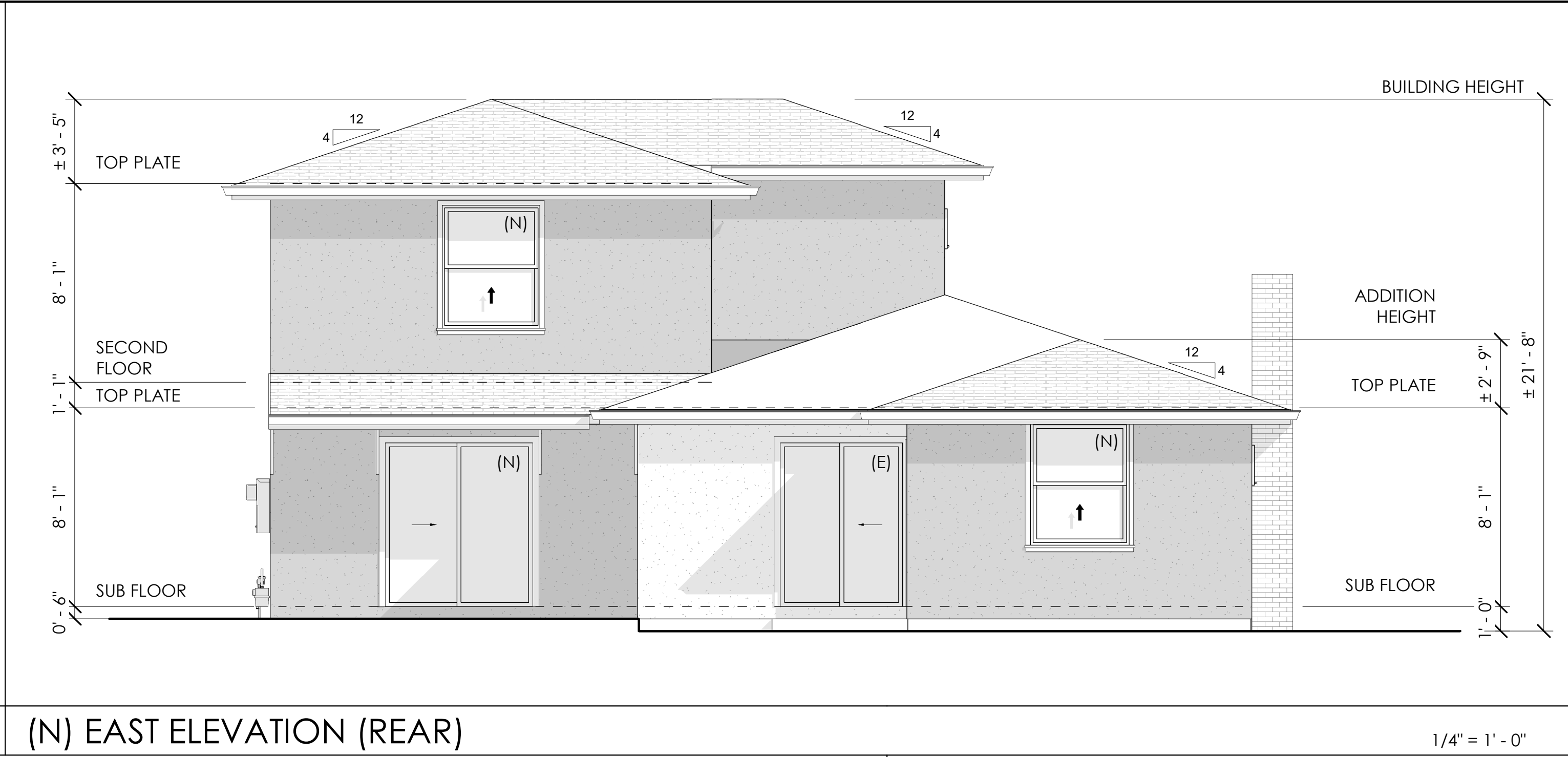
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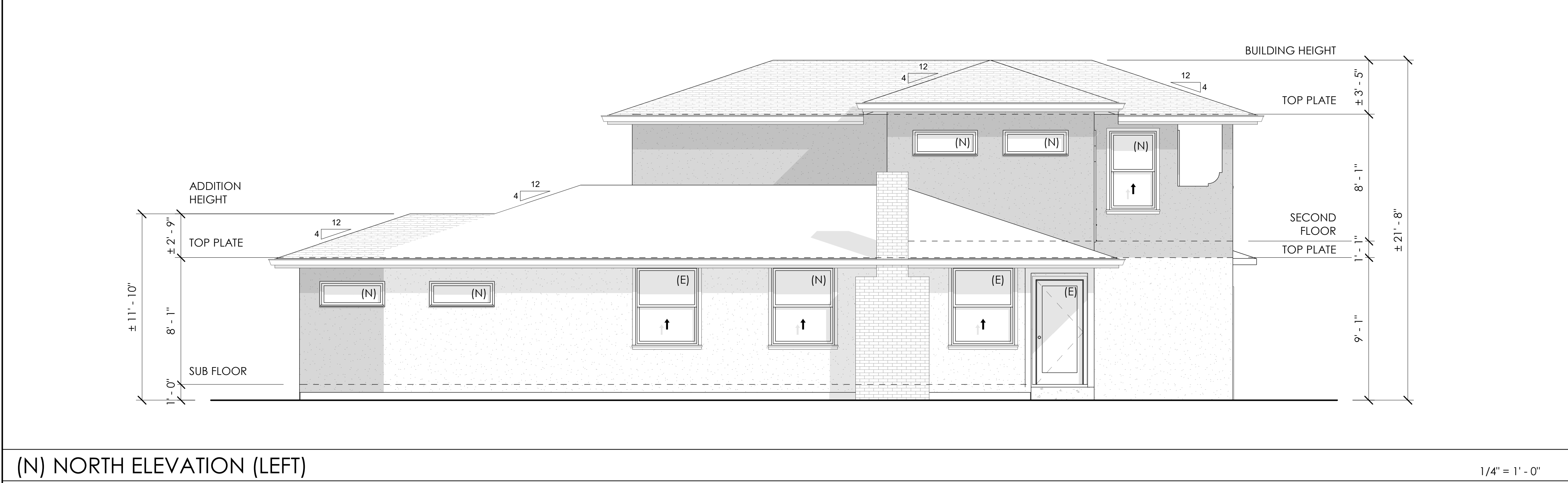
(N) WEST ELEVATION (FRONT)

1/4" = 1' - 0"



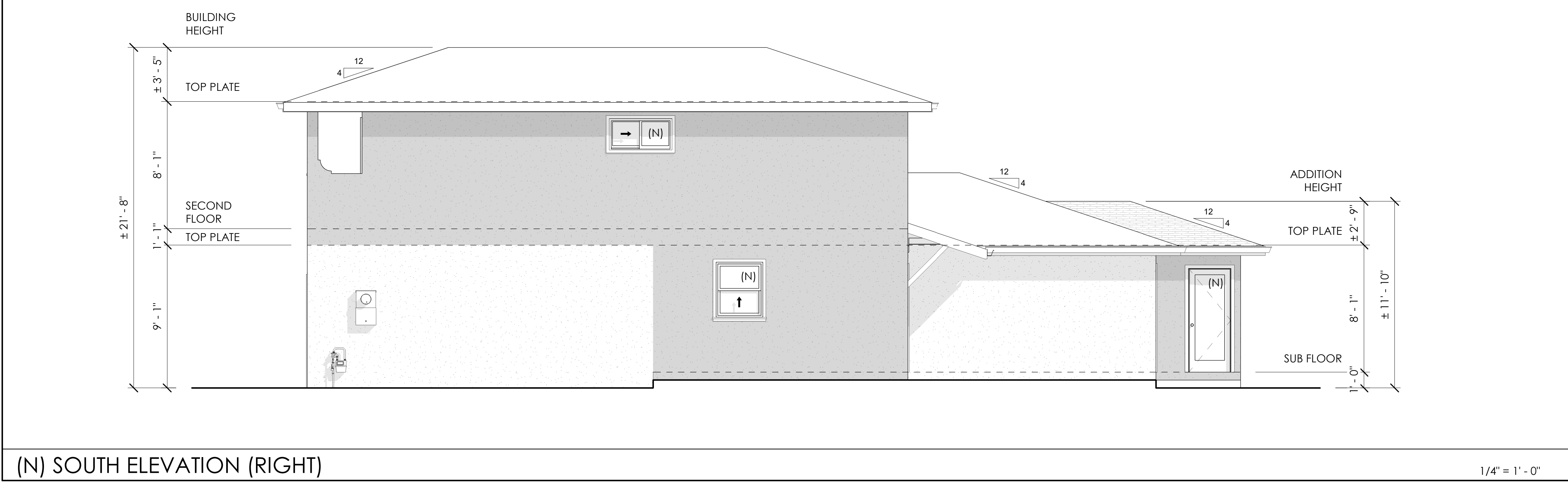
(N) EAST ELEVATION (REAR)

1/4" = 1' - 0"



(N) NORTH ELEVATION (LEFT)

1/4" = 1' - 0"



(N) SOUTH ELEVATION (RIGHT)

1/4" = 1' - 0"

ELEVATION NOTES:

1. ALL WEATHER-EXPOSED SURFACES SHALL BE PROVIDED WITH A WEATHER-RESISTIVE BARRIER (WRB) PER CRC R703.2 TO PROTECT THE WALL ASSEMBLY AND PREVENT THE ACCUMULATION OF WATER WITHIN THE WALL.
2. MOISTURE-PROOF FLASHING SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, AND EXTERIOR PENETRATIONS TO MAKE OPENINGS WEATHERPROOF PER CRC R703.4.
3. SELF-ADHERED OR BITUMINOUS MEMBRANE FLASHING SHALL BE INSTALLED AT ALL CRITICAL JOINTS AND INTERSECTIONS, INCLUDING ROOF-TO-WALL JUNCTURES, EXTERIOR SHELVES, DECKS, AND PENETRATIONS, IN ACCORDANCE WITH CRC R703.4.1 AND R903.2.1.
4. EXTERIOR OPENINGS EXPOSED TO WEATHER SHALL BE FLASHED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND CRC R703.4 TO ENSURE A WEATHER-RESISTANT SEAL.
5. METAL FLASHINGS SHALL BE INSTALLED AT ALL ROOF EDGES, VALLEYS, VERTICAL WALLS, CHIMNEYS, AND PENETRATIONS AS REQUIRED TO PREVENT MOISTURE INTRUSION, PER CRC R903.2 AND R905.2.8.3.
6. ALL FLASHINGS SHALL BE CORROSION-RESISTANT 26-GAUGE GALVANIZED SHEET METAL OR APPROVED NON-CORROSIVE MATERIALS, INSTALLED IN ACCORDANCE WITH CRC R903.2 AND R703.8.
7. ROOFING MATERIALS, FLASHINGS, VENTS, AND PENETRATIONS SHALL BE INSTALLED PER CRC CHAPTER 9 AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. ROOFING ASSEMBLIES SHALL COMPLY WITH THE APPLICABLE COOL-ROOF AND FIRE CLASSIFICATION REQUIREMENTS OF CRC R905 AND R902.
8. SPLASH DIVERTERS OR CRICKETS SHALL BE PROVIDED WHERE RUNOFF FROM UPPER ROOFS DISCHARGES ONTO LOWER ROOFS OR VERTICAL WALLS, IN ACCORDANCE WITH CRC R905.2.8.3.
9. CONTRACTOR SHALL EXERCISE FIELD-APPLIED JUDGMENT TO PROPERLY LOCATE ALL FLASHINGS, DIVERTERS, CRICKETS, AND COUNTER-FLASHINGS TO ENSURE COMPLETE WEATHER PROTECTION PER CRC R903.1.

MATERIAL BOARD:

WALLS	
1	ORANGE STUCCO FINISH OR SIMILAR TO MATCH EXISTING
ROOF	
1	DARK GRAY OR SIMILAR COMP SHINGLES TO MATCH EXISTING
FASCIA	
1	WHITE FASCIA BOARD AND TRIM OR SIMILAR TO MATCH EXISTING
TRIMS	
1.	WINDOW FINISH COLOR: WHITE TO MATCH (E) RESIDENCE
2.	DOOR FINISH COLOR: WHITE TO MATCH (E) RESIDENCE

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PROJECT: **1ST & 2ND STORY ADDITION**
24532 FAIRVIEW AVE, HAYWARD, CA. 94542
SHEET TITLE: **(N) ELEVATIONS**

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1st Correction Punchlist

Building Permit Number: FP-FAV-2025-00044
Tenant: Single Family Residence
Job Address: 24532 Fairview Ave.
Reviewed By: A. Westfield
Date: 1/14/2026
Proposed Work: SFR addition

This correction punchlist is not to be construed as an approval for any code items not noted or commented on. It is the contractor's responsibility to conform to the provisions of all relevant laws, codes, ordinances, rules and regulations. Work shall not commence without approved plans unless specifically allowed by the Fire Chief. All inspections require the "APPROVED" job copy and job card to be available on the job site. Any application that does not have any activity or communication over 90 days may result in cancellation of permit and disposal of application/permitting paperwork.

Item No.	Sheet No.	Correction Comments
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1	A0	Be advised that per City of Hayward Ordinance 16-23 this structure shall install on overhead fire sprinkler system in accordance with NFPA 13D standards. Noted language below.
---	----	---

03.2.22 EXISTING BUILDINGS. An automatic sprinkler system shall be installed in an existing building when cumulative additions, repairs, or alterations are made to the building and such additions, repairs, or alterations meet any of the following conditions:

1.Additions to residential buildings (R-3, R-3.1, R-4) that increase the conditioned livable floor area of the existing structure by 50%. The increase in floor area shall be calculated cumulatively from July 1, 2010.

5.Extensive remodeling in existing one- and two-family dwellings and townhouses, where roofs/ceilings are reconstructed or altered, and new sprinkler systems can be installed without inconvenience upon the Fire Chief's determination.





ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

PLANNING DEPARTMENT

Sandra Rivera
Agency Director

Albert Lopez
Planning Director

224 West Winton Ave
Room 111

Hayward, California
94544-1215

phone
510.670.5400
fax
510.785-8793

www.acgov.org/cda

PROJECT REFERRAL

Date: 12-3-2025

RE: Case No: PLN2025-00195

SDR AND VAR

Due Date: 12-24-2025

PWA DEVELOPMENT ENGINEERING

CITY OF HAYWARD FIRE DEPT.

The following application is referred to you for your information and recommendation:

Site Development Review and Variance for addition over 50% of existing floor area to existing SFD, and to allow side yard setbacks of 5' where 15' are required, located at 24532 Fairview.

Thanks,

APN: 417-00261-001-00

CEQA: 15303, Class 3, New Construction or Conversion of Small Structures

Receipt of your comments by the indicated due date will enable the inclusion of relevant information in the preparation of a written staff report; otherwise, please initial and date below that your organization, department, or agency has no comment and return this notice by the indicated due date.

Please send a copy of your recommendation(s) to the applicant.

If you have any questions, please contact me at 510-670-5400, or at the email below.

Sincerely,

Michael Flemming
Development Planning Division
michael.flemming@acgov.org

cc: Applicant: Daniel Del Rio bayareadesignconsultants@gmail.com
Owner: Lynda Temple

December 3, 2025

Page 2

 No Comment – Date 12/22/2025
Zhihong Huang, Development Engineering Division, PWA

Attachments: Project Application Information
 Project Drawings marked Exhibit “A”, dated 11-13-2025

November 11th, 2025

Subject: Variance Application Narrative
Address of work – 24532 Fairview Avenue

This letter is submitted in support of a Variance Request for the property located at **24532 Fairview Avenue, Hayward, CA**, seeking approval to maintain existing side yard setbacks of approximately five (5) feet in conjunction with a proposed first and second story addition.

1. Special Circumstances Applicable to the Property

The subject property at 24532 Fairview Avenue is a corner lot within the FASP-R1-B (10,000 sq. ft. minimum) zoning district. Due to its corner configuration and existing building orientation, the original home was constructed with nonconforming side setbacks that differ from those required under the current zoning standards. These existing structural conditions and lot geometry constitute a special circumstance not generally applicable to other properties in the vicinity.

The proposed project maintains these existing side yard setbacks (approximately 5 feet) without further encroachment. Because the existing home already defines the buildable envelope and structural layout, strict application of the current 10-foot side setback requirement would unnecessarily restrict reasonable expansion and result in asymmetrical additions inconsistent with the architectural character of the existing residence and surrounding neighborhood.

2. No Grant of Special Privileges

Granting this variance will not confer any special privileges inconsistent with other properties in the vicinity or within the same zoning district. Several nearby properties—including the adjacent residence on Fairview Avenue—have been improved with additions or structures maintaining similar side yard setbacks due to comparable lot constraints and historical development patterns.

The requested variance simply allows the applicant to retain and align with the existing legal nonconforming setbacks while adding to the home in a manner that is compatible with the established neighborhood context. The intent is not to exceed or intensify the existing use of the property, but rather to modernize and modestly expand within a consistent footprint that

mirrors the precedent set by neighboring residences.

3. No Detriment to Persons, Property, or Public Welfare

The proposed addition will not be detrimental to adjacent properties or the public welfare. The design has been carefully planned to preserve privacy, with minimal windows facing the nearest adjoining property and no new obstructions to light, air, or views. The reduced setbacks are existing conditions that have coexisted harmoniously within the neighborhood for decades.

The addition will also improve the overall appearance, safety, and structural integrity of the residence while maintaining consistency with the architectural scale and massing typical of homes along Fairview Avenue. Therefore, the project will not adversely affect neighboring properties, the character of the neighborhood, or the intent of the zoning regulations.

For these reasons, we respectfully request approval of this variance to allow the proposed addition to proceed in harmony with the existing structure, surrounding neighborhood character, and intent of the County's zoning standards.

Best regards,
Daniel L. del Rio
Bay Area Design Consultants LLC