

**PLANNING COMMISSION MEETING
THURSDAY, MARCH 14, 2024**

PRESENTATIONS

STAFF PRESENTATION

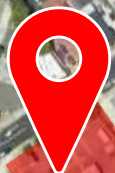
ITEM #1 PH 24-010

Proposed Development of 12 Townhome Condominium Units and Related Site Improvements on a 0.39-Acre Site at 22872 Main Street (APN 427-0001-046-01), Requiring Approval of Tentative Tract Map for Condominium Purposes (8678) and Site Plan Review Application No. TM-23-0004 and an Exemption for Residential Projects Implementing Specific Plans Pursuant to Section 15182 the California Environmental Quality Act (CEQA). Murthy Ayyagari for HAMAARA (Applicant); on behalf of Uday Sista and Swati Pappu (Owners).

22872 Main Street Tentative Tract Map (8678), Site Plan Review & CEQA Specific Plan Exemption

Planning Commission Hearing
March 14, 2024
Taylor Richard, Associate Planner





Project Site

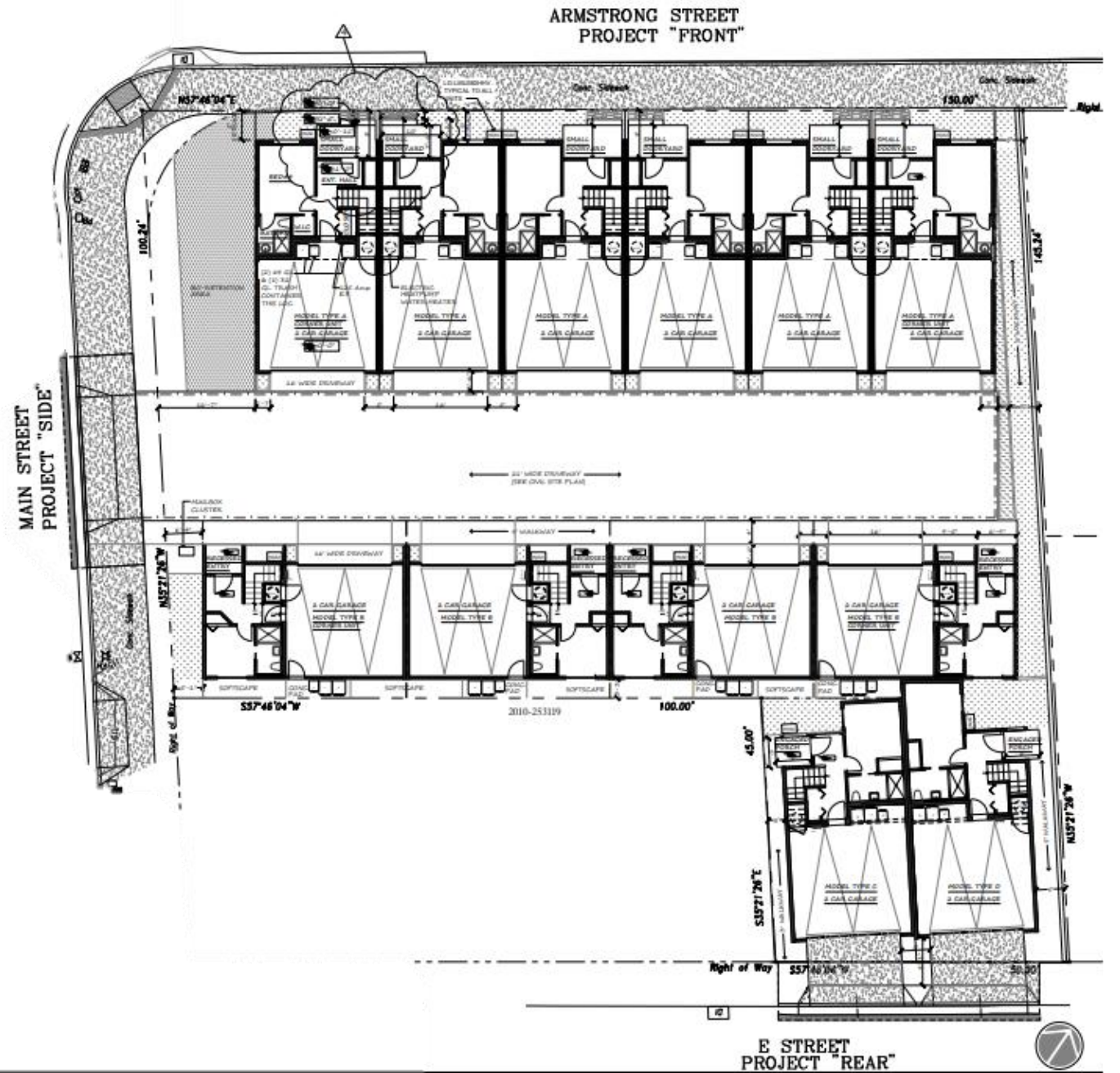


- 22872 Main Street
- 0.39-acre site
- **Current Zoning:** Urban Neighborhood (UN)
- **Current General Plan Land Use Designation:** City Center-Retail and Office Commercial (CC-ROC)

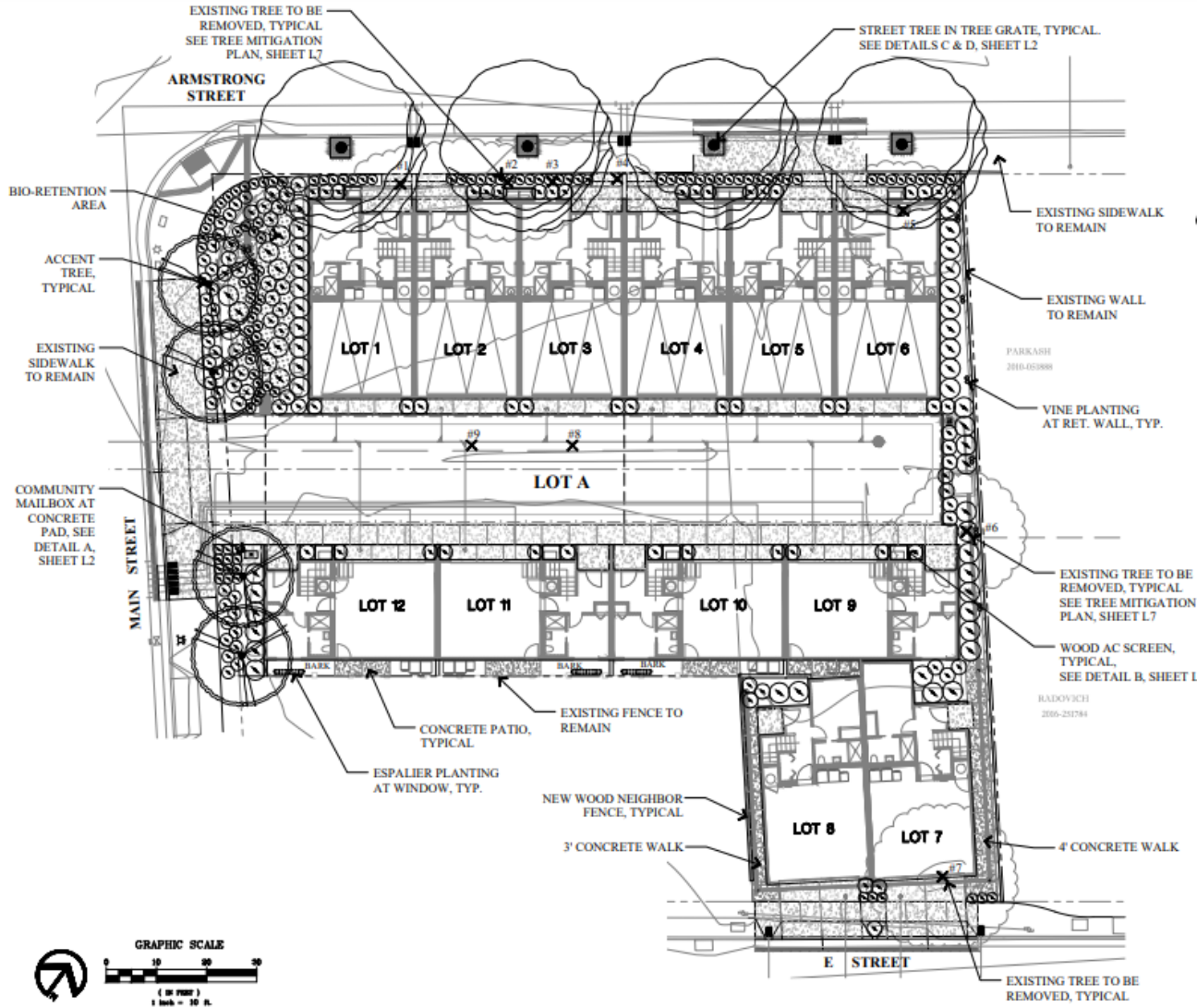
Existing Conditions



Proposed Development



Proposed Development



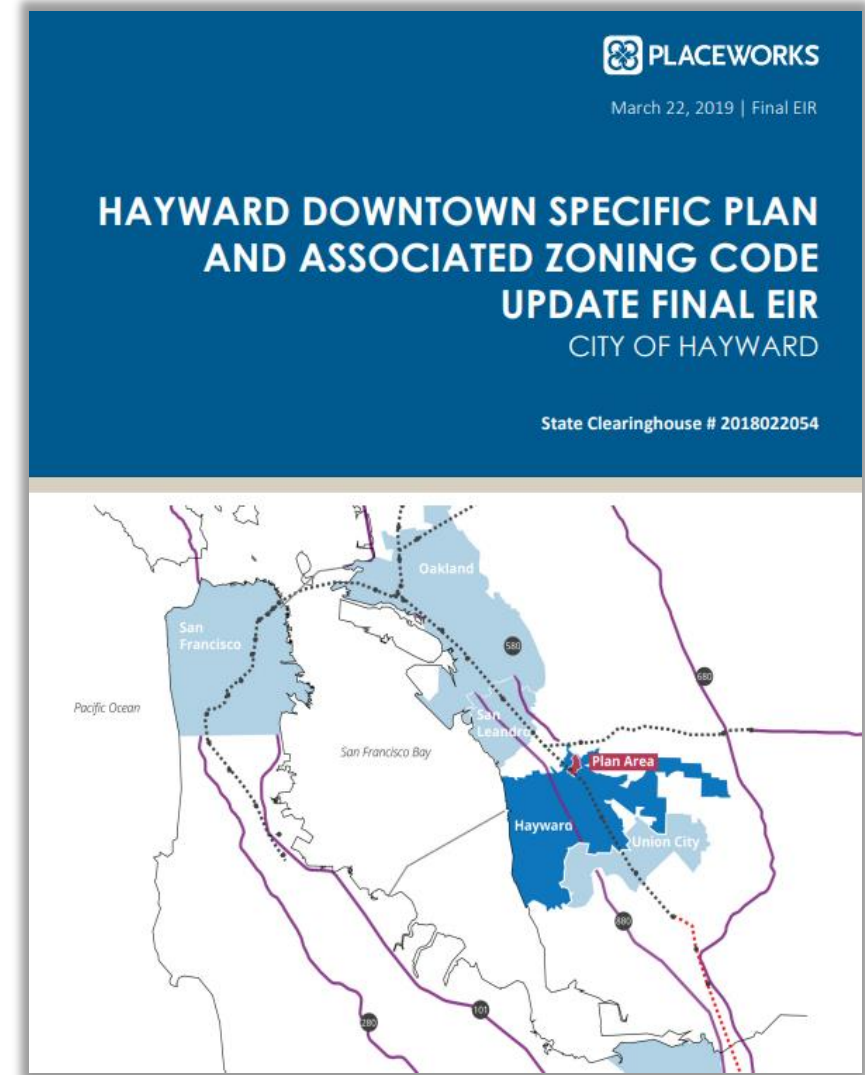
General Plan & Zoning Conformance



- ✓ Consistent with the allowable **Density Range** of a maximum of 110 dwelling unit per net acre
- ✓ Consistent with several **Land Use and Housing Policies** in the Hayward 2040 General Plan
- ✓ Consistent with the **Downtown Specific Plan & Development Code**

CEQA Specific Plan Exemption

- ✓ California Environmental Quality Act (CEQA) Guidelines, Section 15182 (c), Residential Project Implementing Specific Plans
- ✓ An Environmental Impact Report (EIR) was Prepared for the Downtown Specific Plan
- ✓ Residential Project is Consistent with a Downtown Specific Plan



A nighttime photograph of a city and a bridge over water. The city lights are visible in the foreground and middle ground, with a large bridge spanning across the water in the background. The sky is dark with some light trails from the bridge.

STAFF RECOMMENDATION:

That the Planning Commission approve the proposed Tentative Tract Map (TTM) and Site Plan Review (SPR) Application and determine that the project is exempt from CEQA, pursuant to Section 15182 of the CEQA based on the analysis set forth in this report and the attached Findings (Attachment II), and subject to the Conditions of Approval (Attachment III).

STAFF PRESENTATION

ITEM #2 PH-24-011

Proposed Installation of Three (3) Telecommunication Monopoles Along the Parapet of an existing Parking Garage located at 27303 Sleepy Hollow Avenue (APN:455-0026-024-03), Requiring the Approval of Conditional Use Application No. UP-24-0004 for a Class 3 facility, and finding that the project is categorically exempt from the California Environmental Quality Act (CEQA). Applicant: Kristy Andres, Ericsson; Owner: Joseph Crist, Kaiser Permanente.

27303 Sleepy Hollow Avenue

Installation of Three Telecommunication Monopoles

Planning Commission Hearing
March 14, 2024
Rozalynne Thompson, AICP J.D., Senior Planner

Entitlements Required:

1. **Conditional Use Permit** to install three telecommunication monopoles measuring 73'4" along the parapet of an existing parking garage.

Project Site



Site Details

- 4.95 Acre Site
- Developed with a two-story medical office building and parking garage
- Current Zoning: CO Commercial Office
- Current General Plan Land Use Designation: Public and Quasi-Public (PQP) and Retail and Office Commercial (ROC)

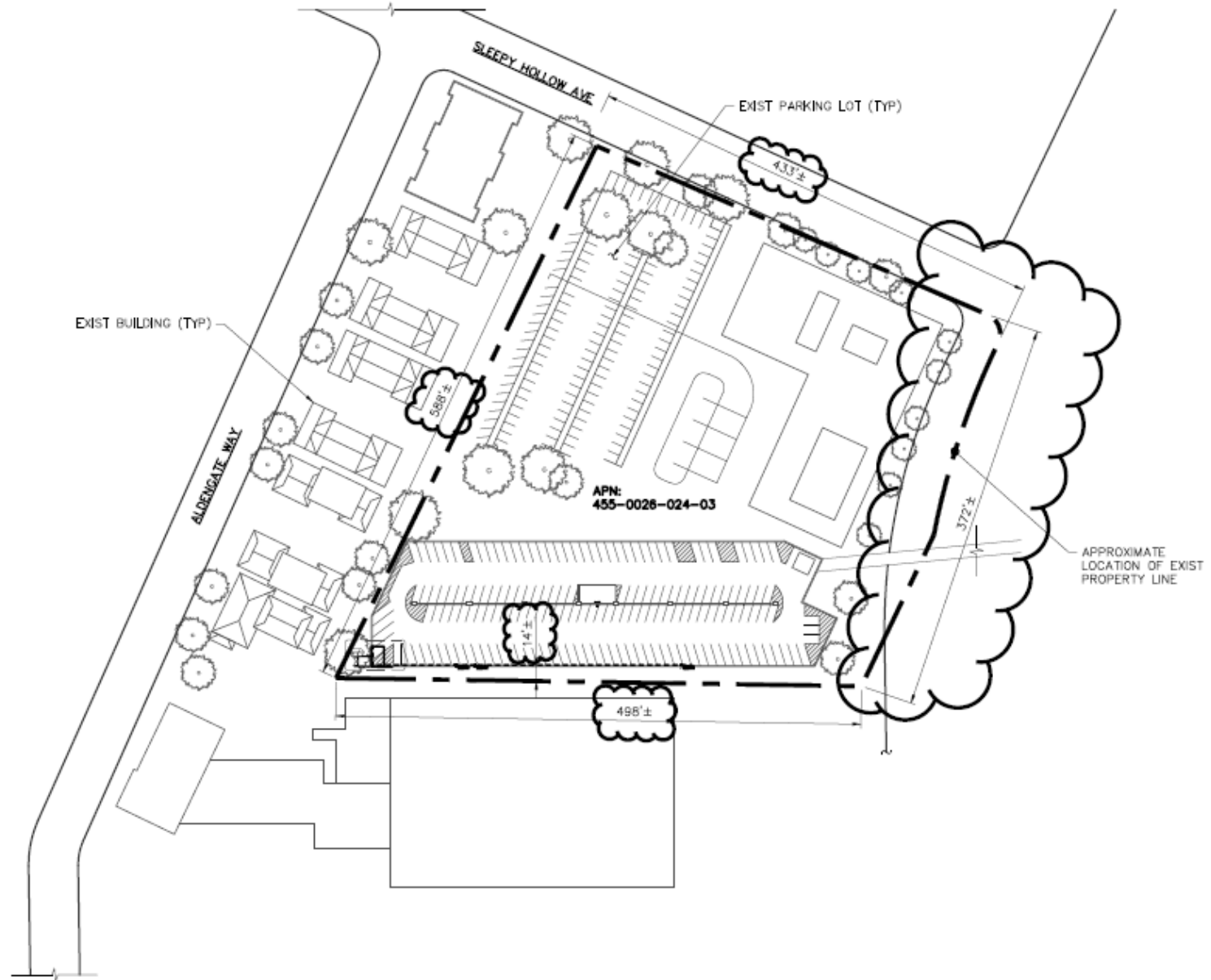
Background/History

- **1981:** Parking garage approved
- **1983:** Medical office building approved
- **April 21, 2020:** Telecommunications Site Plan Review (TSR) Application No. 20200042 to modify an existing roof-mounted telecommunication facility was approved
- **September 14, 2023:** Applicant submitted a revised application to modify the previous approval

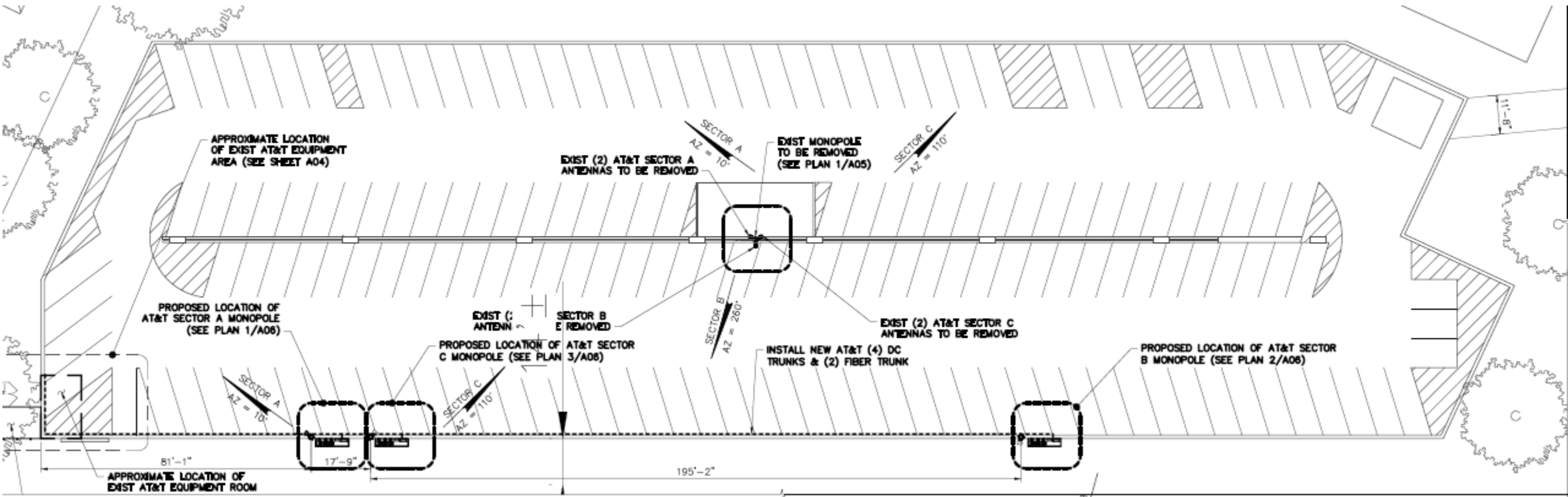
Project Details

- Remove existing monopole with six antennas located in the center of the roof parking surface
- Install three new monopoles with three antennas each behind the western parapet wall
- As measured from grade, height of the monopoles will be 73'4"
- Install of 15 remote radio units (RRUs) and ancillary equipment
- Replace two equipment cabinets located inside the existing equipment area

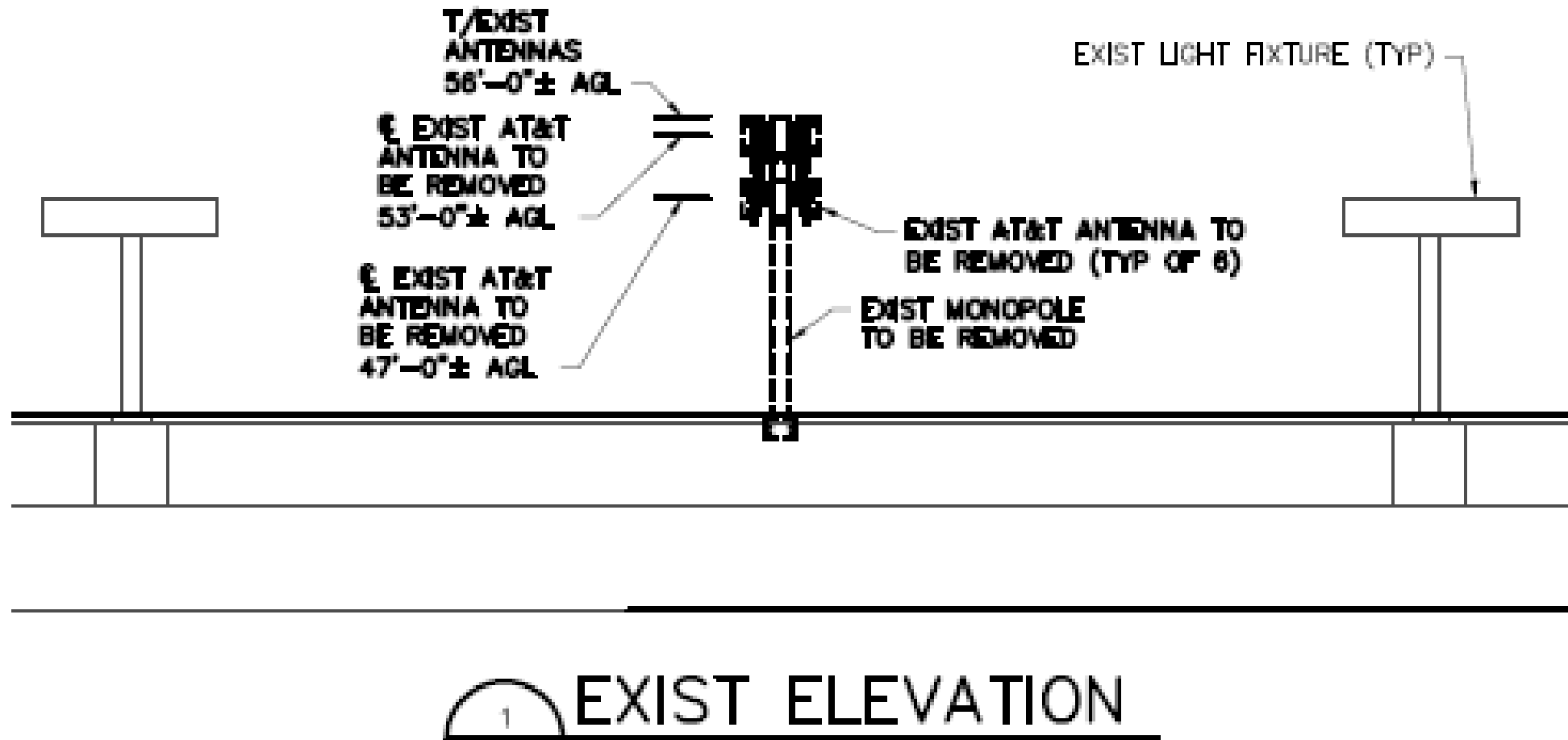
Proposed Site Plan



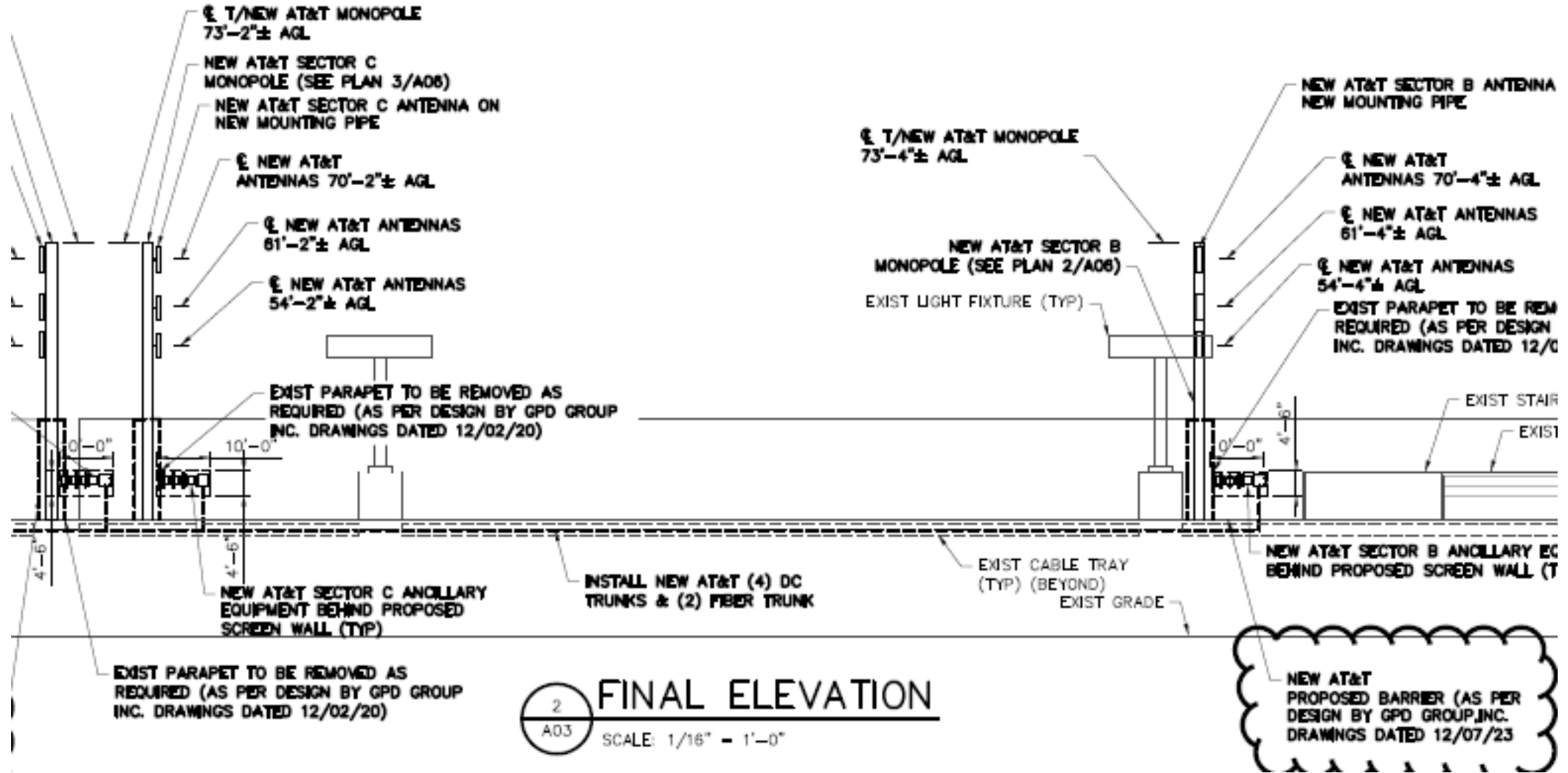
Proposed Partial Site Plan



Elevations



Elevations



2 FINAL ELEVATION
A03 SCALE: 1/16" = 1'-0"

General Plan Conformance



- ✓ **Public Facilities and Services Policy PFS-9.1:** The City shall work with service providers to ensure access to and availability of a wide range of state-of-the-art telecommunication systems and services for households, businesses, institutions, public spaces, and public agencies throughout the City.
- ✓ **Public Facilities and Services Policy PFS-9.2:** The City shall work with service providers to expand service to areas that are not served by telecommunication technologies.
- ✓ **Public Facilities and Services Policy PFS-9.3:** The City shall encourage compatible co-location of telecommunication facilities and shall work with service providers to site telecommunications facilities on City-owned property and public rights-of-way.

Compliance with the Antenna and Telecommunications Facilities Ordinance

Conditional Use Permit Findings (HMC 10-1.3225):

- ✓ The proposed use is desirable for the public convenience or welfare;
- ✓ The proposed use will not impair the character and integrity of the zoning district and surrounding area;
- ✓ The proposed use is in harmony with applicable City policies and the intent and purpose of the zoning district involved;
- ✓ The development will be operated in a manner determined to be acceptable and compatible with surrounding development.

Compliance with the Antenna and Telecommunications Facilities Ordinance

General Requirements and Applicable Design Criteria in Sections 10-13.C1 and 10-13.C2 of the HMC

- ✓ The proposed project continues the existing setback of a nonconforming structure;
- ✓ The proposed project is not placed in direct line of sight of significant view corridors or where they affect scenic vistas;
- ✓ The existing equipment area screening will be maintained, which will continue to minimize visibility from the right-of-way.

Environmental Review

CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures)

Categorically exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines because the project

- ✓ Consists of the installation of three monopoles is considered a utility extension and, therefore, is exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines.

STAFF RECOMMENDATION

That the Planning Commission

Approve Conditional Use Permit Application No. UP-24-0004 and determine that the project is exempt from CEQA, pursuant to Section 15303 of the CEQA Guidelines, for the installation of three Class 3 telecommunication monopoles.

STAFF PRESENTATION

ITEM #3 PH-24-009

City-Initiated Zoning Text and Map Amendments to Chapter 1, Article 10 (Planning, Zoning and Subdivisions) of the Hayward Municipal Code to Implement a 6th Cycle Housing Element Program to Establish an Affordable Housing Overlay District and to Rezone Three Properties Subject to the Overlay District to Allow Ministerial Design Review of New Residential Development Subject to Affordability and Other Criteria.

Establishment of an Affordable Housing Overlay District



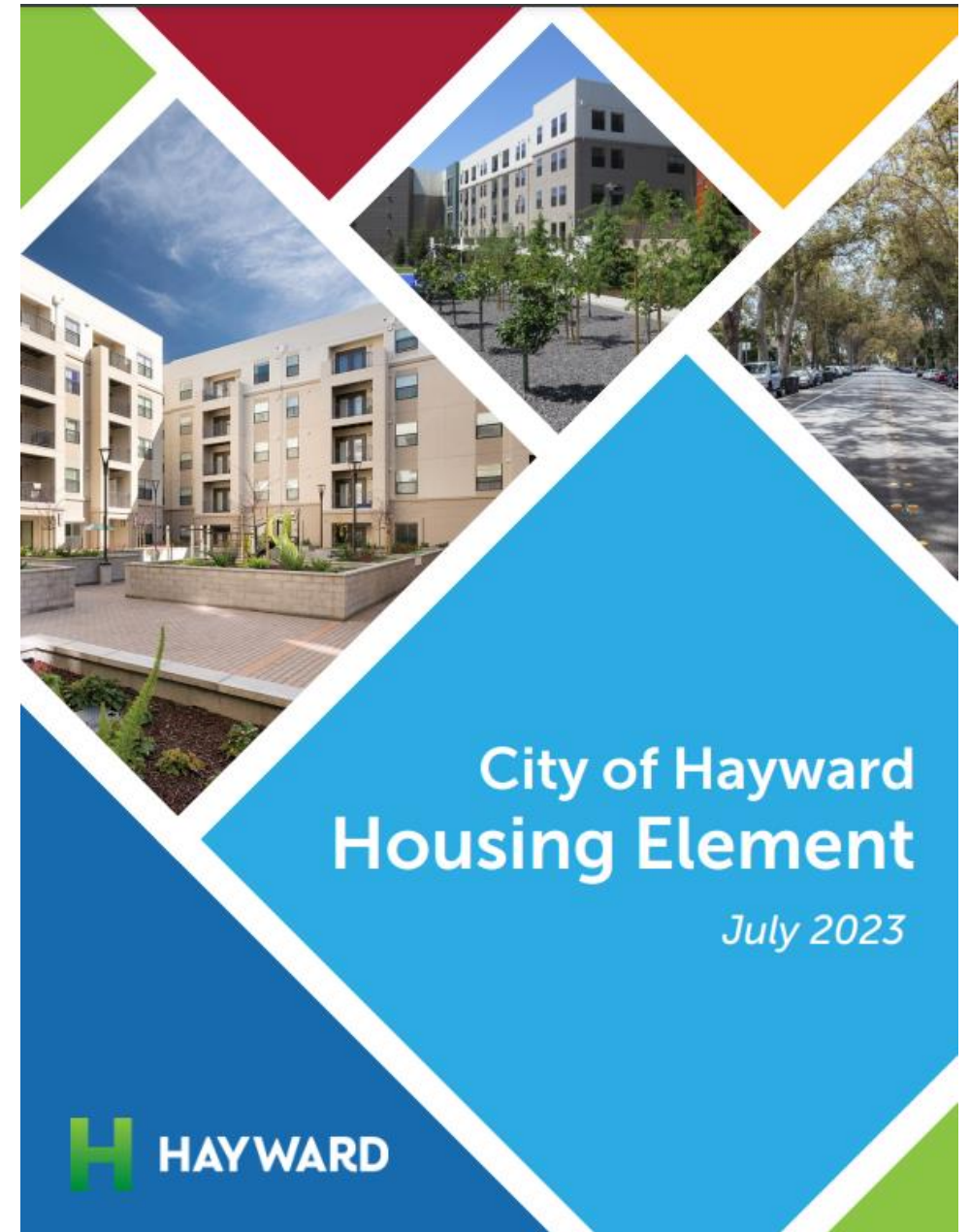
Leigha Schmidt
Principal Planner

March 14, 2024



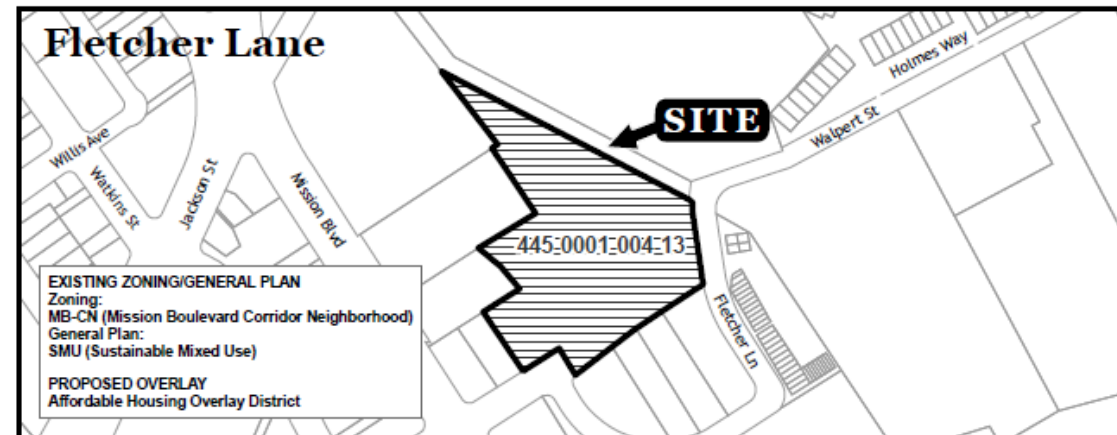
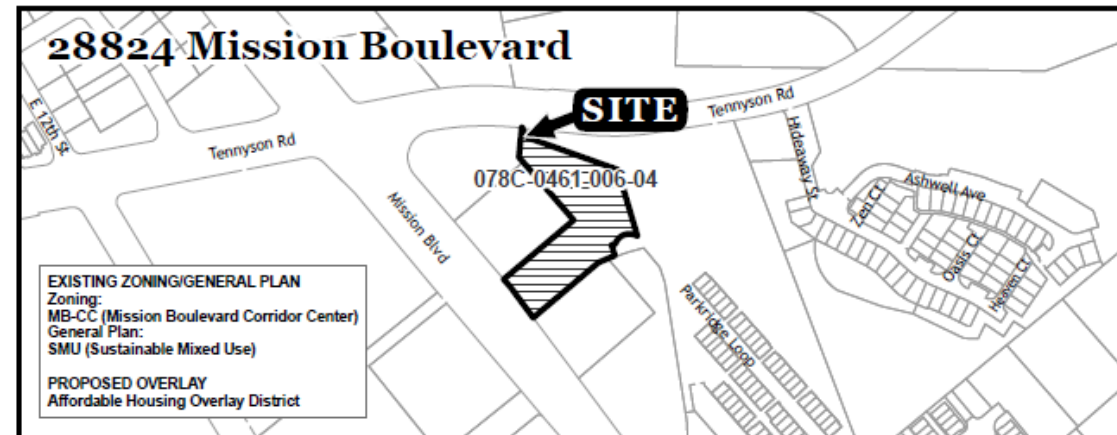
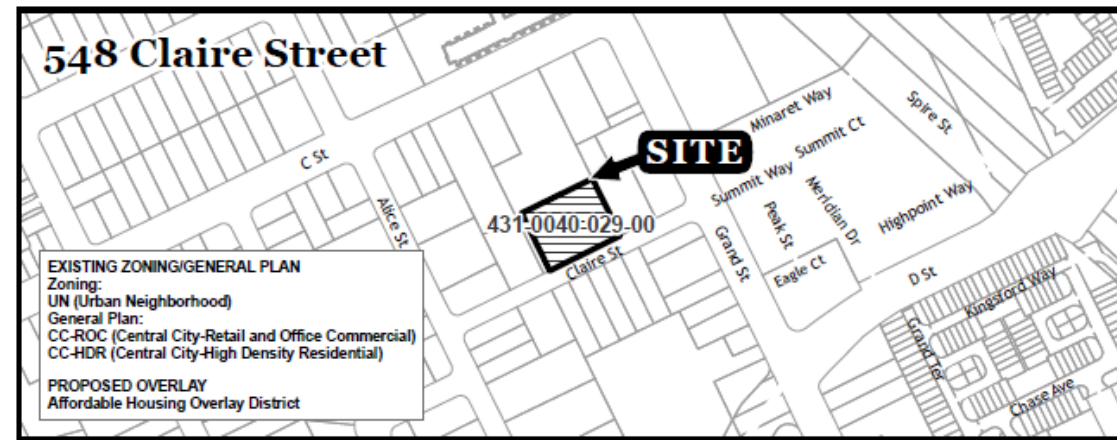
Housing Element

- February 7, 2023 City Council adopted Resolution approving the 6th Cycle Housing Element covering 2023-2031.
- July 27, 2023, State Department of Housing & Community Development certified Housing Element.
- **Housing Resources** Section identifying sites zoned to accommodate affordable housing development.
- **Housing Plan** composed of Goals, Policies & Programs to achieve Regional Housing Needs Allocation.
- **Housing Element Program H-11**: By Right Approval or Projects with 20% Affordable Units.



Zoning Map Amendment

- Applicable to **three** properties included in 6th Cycle Housing Resources & in previous Housing Elements.
- The proposed Overlay will not change the General Plan and Zoning currently applicable to the properties.
- Development is subject to objective design & development standards & other sections of the Municipal Code.



Affordable Housing Overlay Ordinance

- **Eligibility Criteria**

- ✓ Subject to specific properties
- ✓ Minimum 20% of housing on-site shall be deed restricted for low-income households
- ✓ Meet minimum environmental clearance criteria outlined in State Law
- ✓ Shall not include demolition of existing housing
- ✓ May include application for Density Bonus and Tentative Map



Affordable Housing Overlay Ordinance

- **Ministerial Site Plan Review**

- ✓ Screened for consistency with objective zoning, subdivision, design and performance standards set forth in General Plan, Zoning Ordinance & other sections of the Municipal Code.

- **Standard Conditions of Approval**

- ✓ Standard conditions applicable to all development may be applied.



CEQA

- Addendum to the General Plan EIR analyzing proposed General Plan Amendments including the Housing Element Update & related Programs.
- The Addendum for the Housing Element found no new impacts, no increase in the severity of impacts and that the General Plan Amendments analyzed would not require revisions to the General Plan EIR.
- Ministerial Design Review does not constitute a “project” under CEQA.



Housing Element Update, Hazards Element Update and New Environmental Justice Element

Addendum to the City of Hayward General Plan 2040 Environmental Impact Report
SCH # 2013082015

prepared by

City of Hayward
Development Services Department, Planning Division
777 B Street
Hayward, California 94541
Contact: Leigha Schmidt, Principal Planner

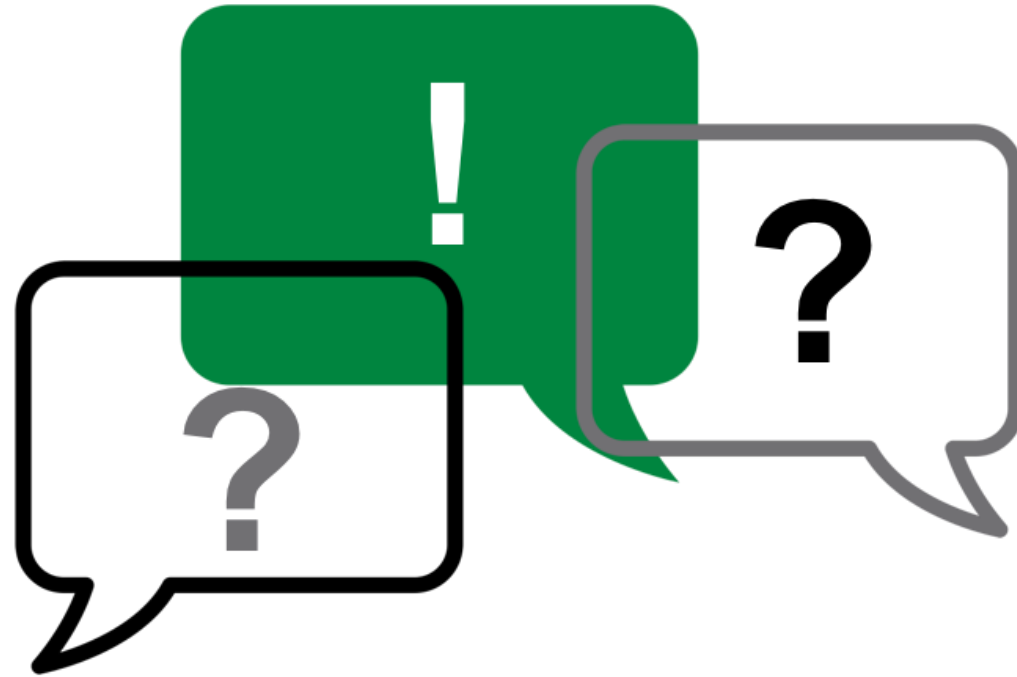
prepared with the assistance of

Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, California 94612

January 2023

Recommendation

That the Planning Commission Recommends the City Council Approve the Zoning Text & Map Amendments Related to Establishment of a Streamlined Affordable Housing Overlay District to be Applicable to Three Properties, and Reviews Related Environmental Analysis.



Questions & Discussion