

**PLANNING COMMISSION MEETING  
THURSDAY, MARCH 28, 2024**

**PRESENTATIONS**

## **STAFF PRESENTATION**

### **ITEM #1 PH-24-015**

**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.**

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# 27303 Sleepy Hollow Avenue

## Installation of Three Telecommunication Monopoles

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Planning Commission Hearing  
March 28, 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

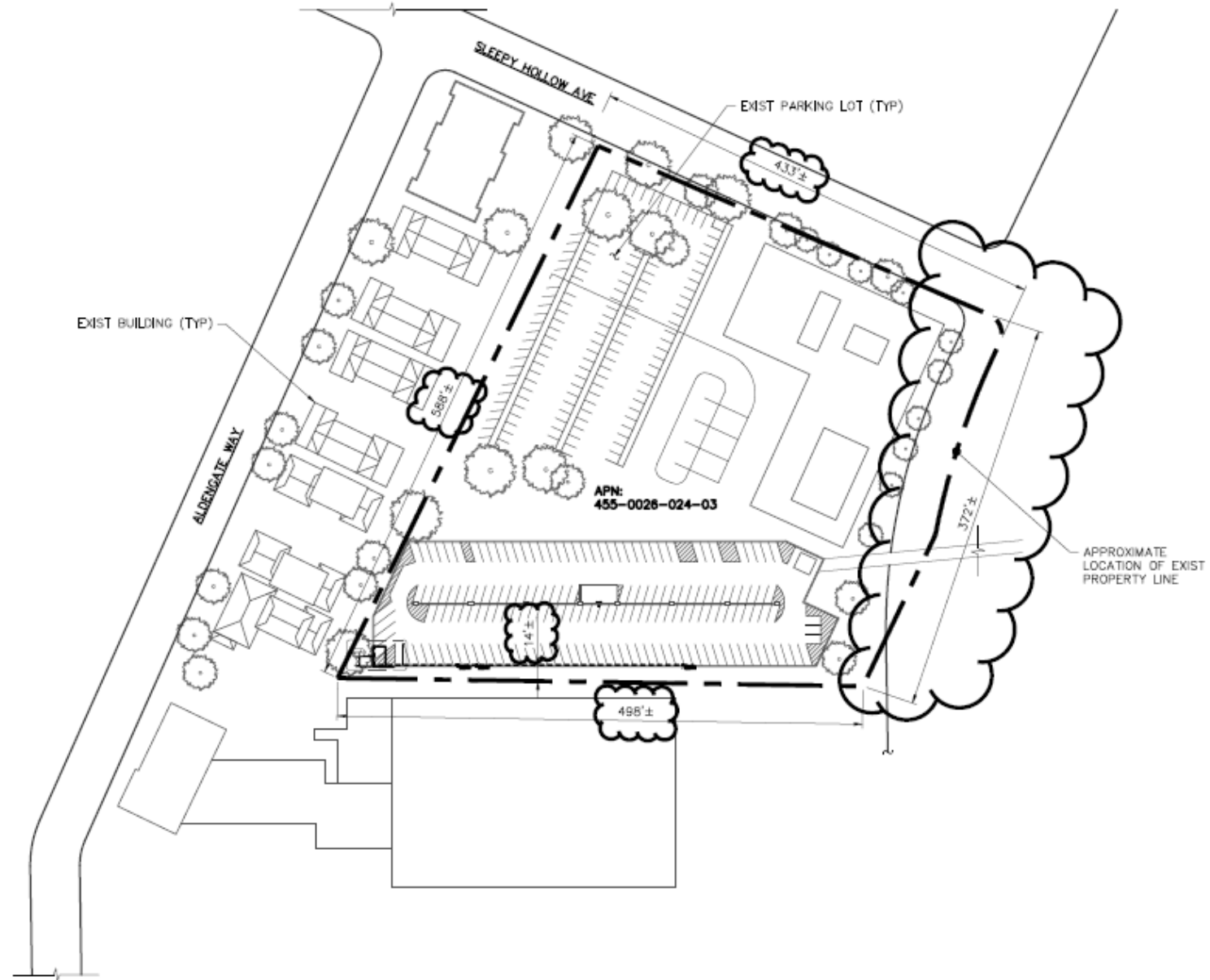
- **1981:** Parking garage approved
- **1983:** Medical office building approved
- **April 21, 2020:** Telecommunications Site Plan Review (TSR) Application No. 20200042 to modify an existing roof-mounted telecommunication facility was approved
- **September 14, 2023:** Applicant submitted a revised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



# Project Details

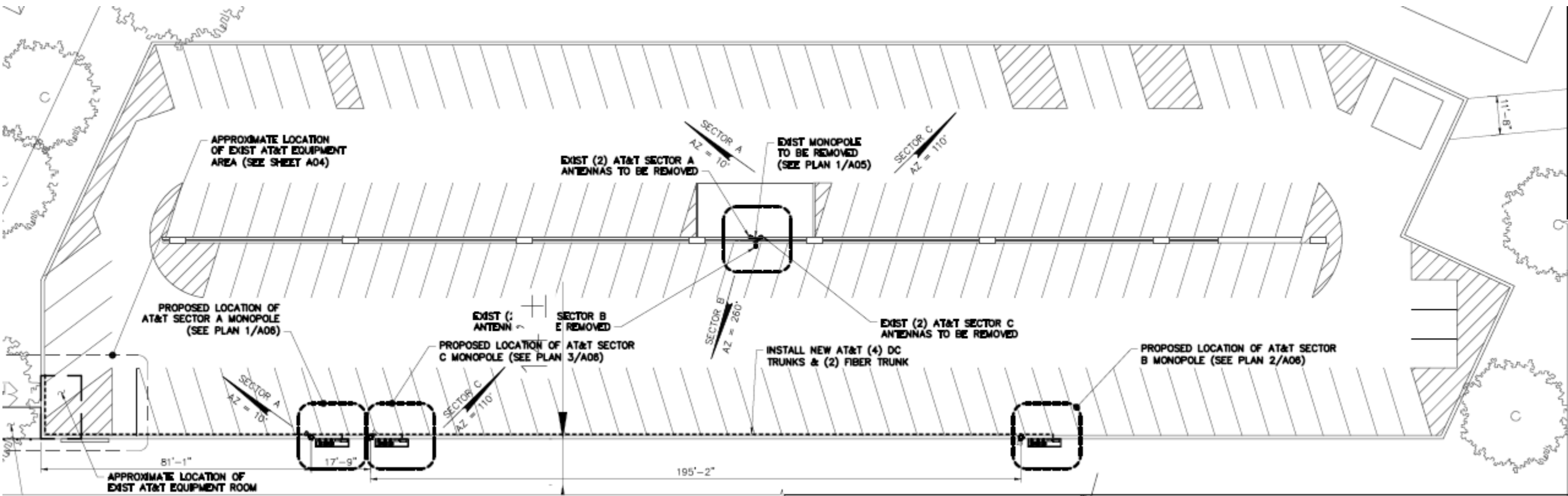
- Remove existing monopole with six antennas located in the center of the roof parking surface
- Install three new monopoles with three antennas each behind the western parapet wall
- As measured from grade, height of the monopoles will be 73'4"
- Install of 15 remote radio units (RRUs) and ancillary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

# Proposed Site Plan

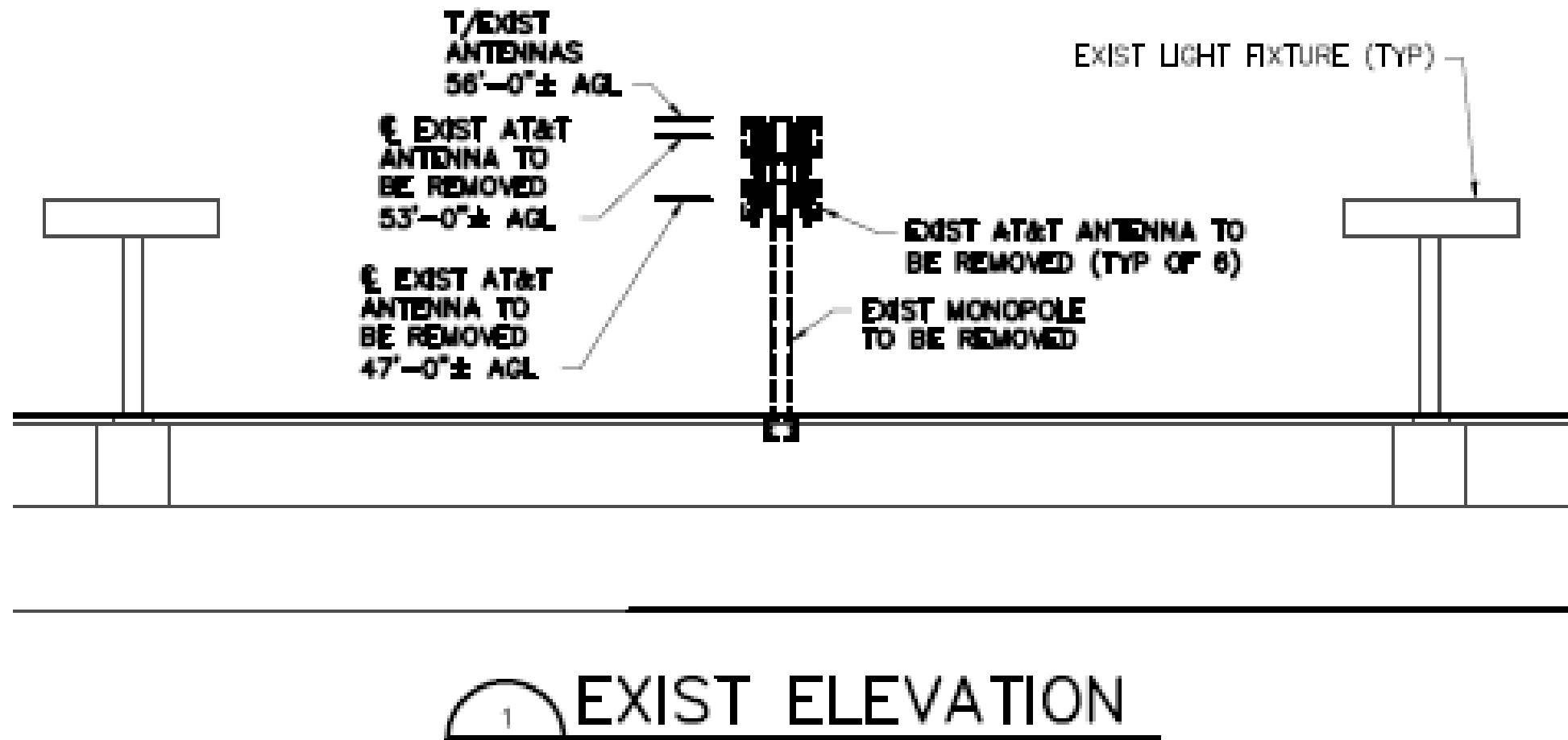




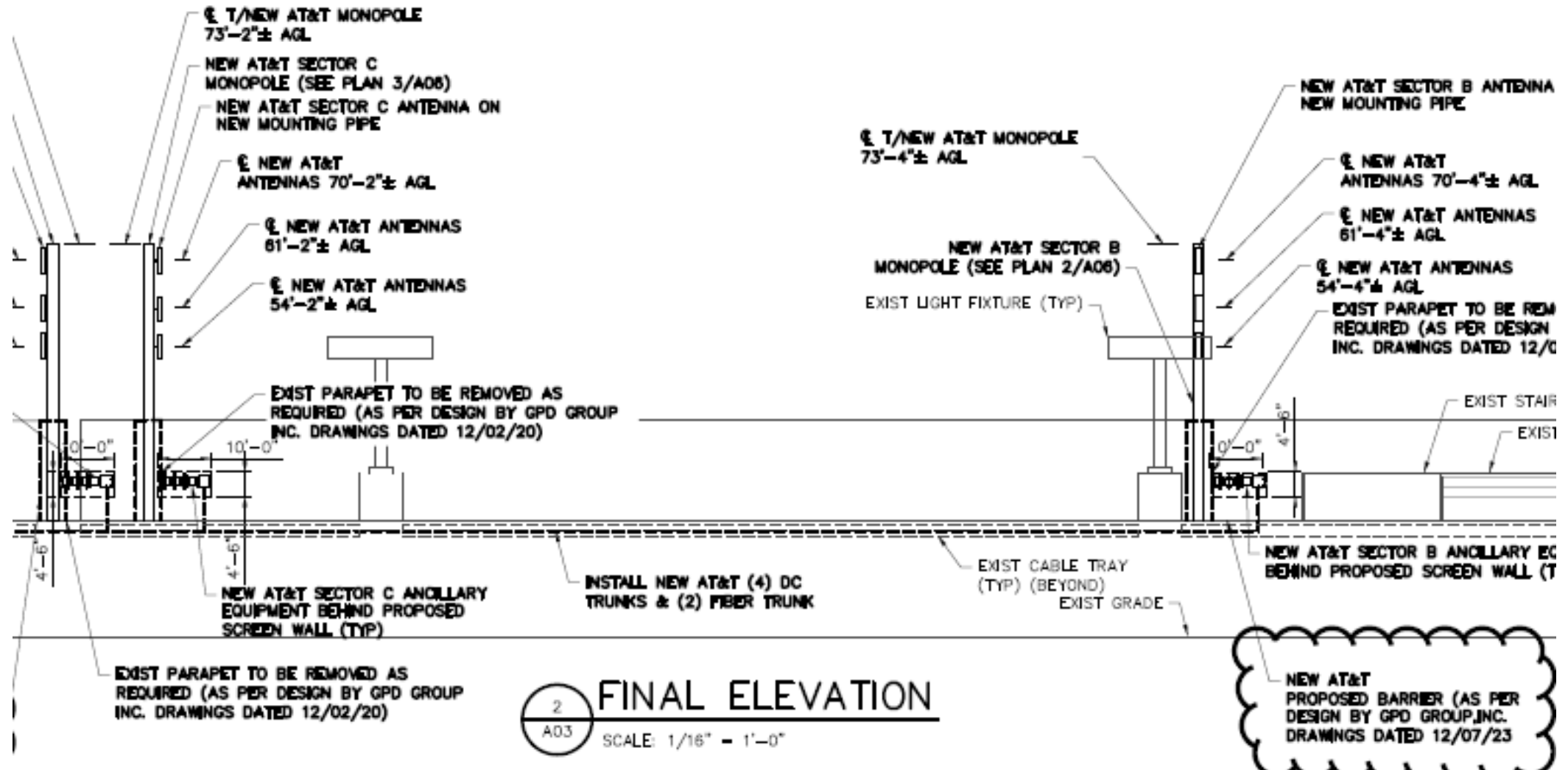
# Proposed Partial Site Plan



# Elevations



# Elevations



# 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.

A nighttime aerial photograph of a city, likely Hayward, California. A large bridge with many lights spans a body of water in the background. The city lights are visible in the middle ground, and rolling green hills are in the foreground. The sky is dark blue with some light clouds.

# **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 #2 PH 24-016**

**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).**





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

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Planning Commission Hearing  
March 28, 2024  
Taylor Richard, Associate Planner







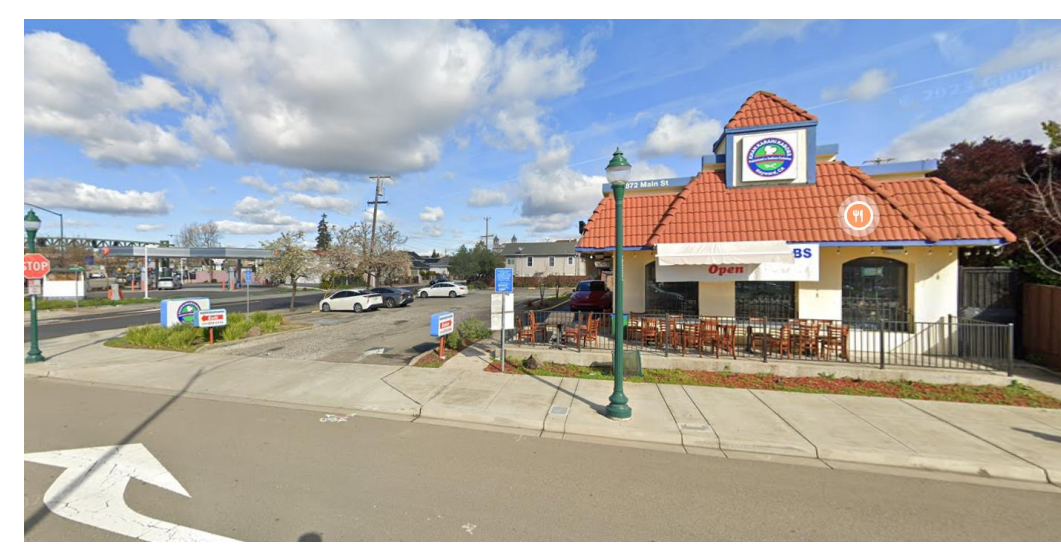
# Project Site



- 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

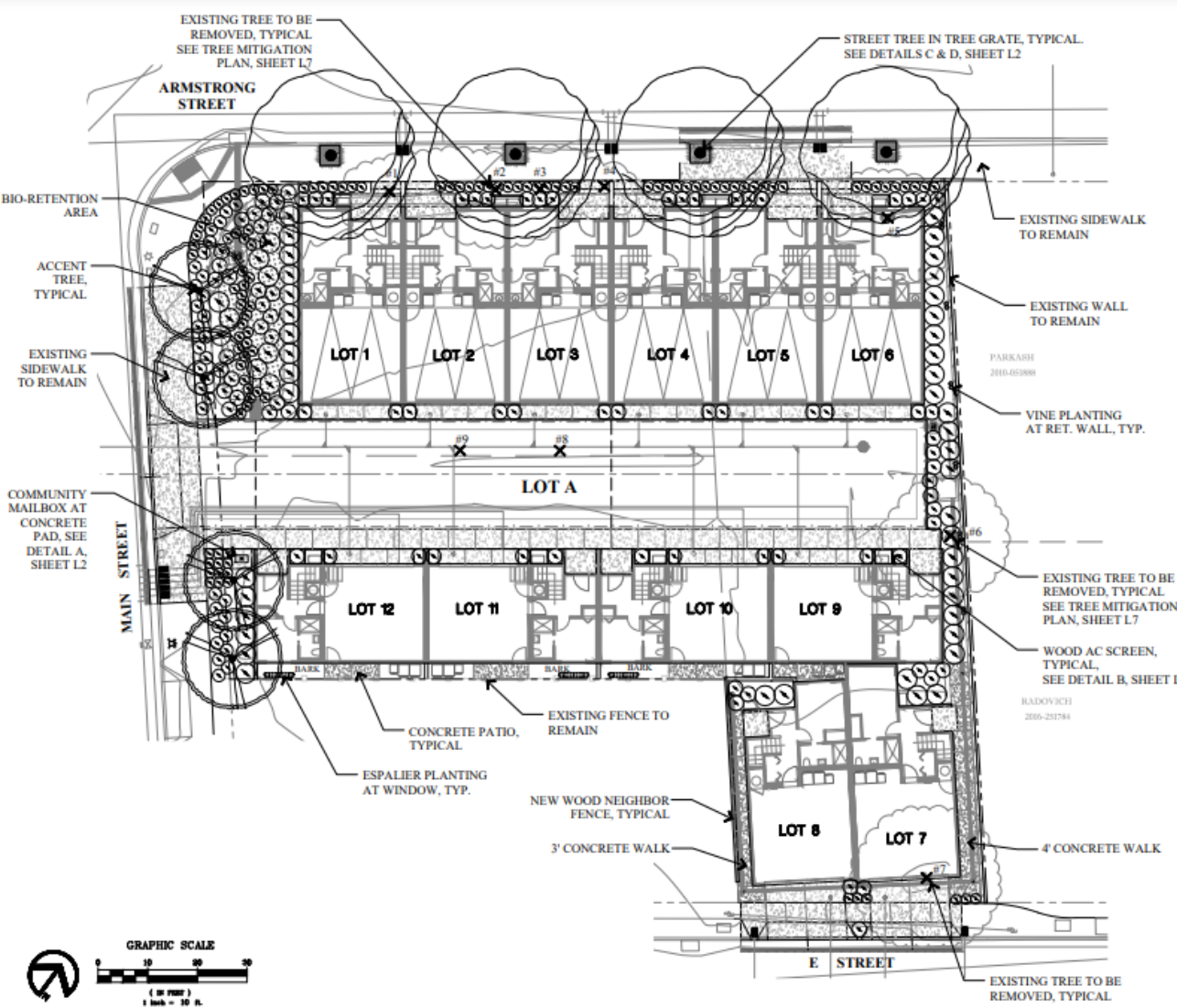








# Proposed Development



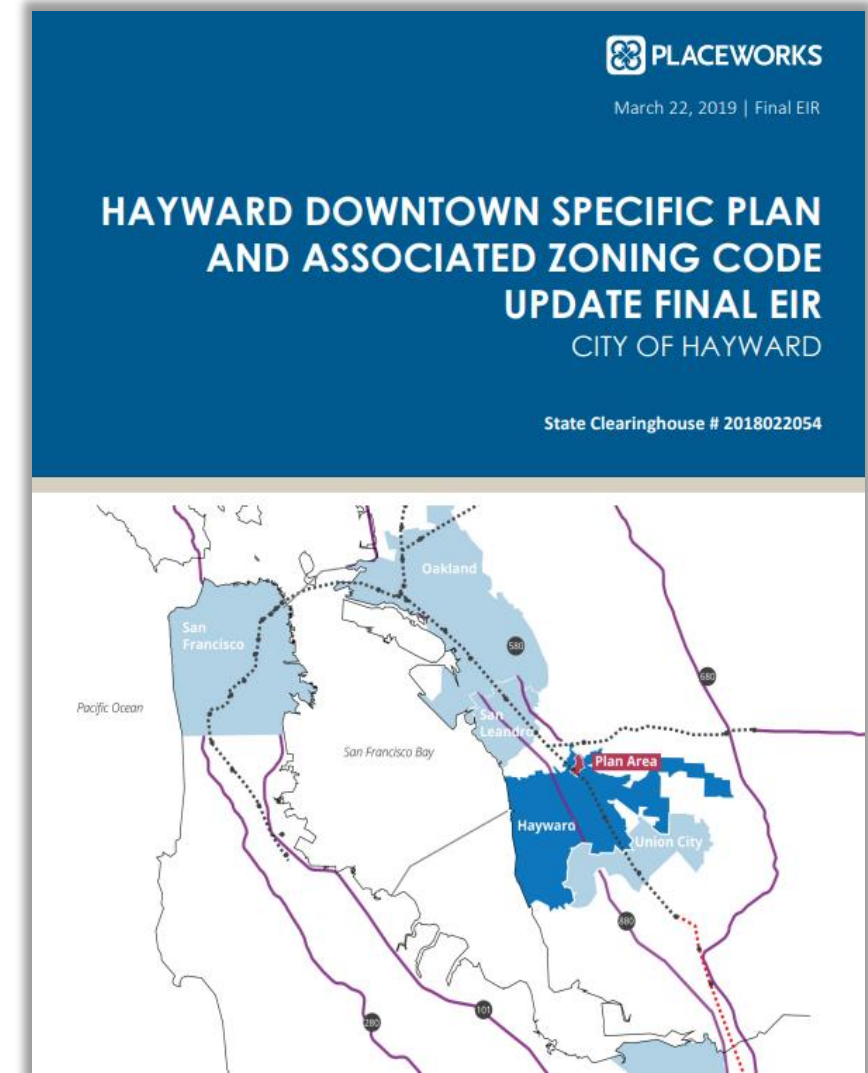
# General Plan & Zoning Conformance



- ✓ 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







## **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).