



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

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DATE: March 14, 2024

TO: Planning Commission

FROM: Rozalynne Thompson, AICP, Senior Planner

SUBJECT

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.

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, for the installation of three Class 3 telecommunication monopoles based on the analysis set forth in this staff report, the Findings contained in Attachment II, and subject to the Conditions of Approval contained in Attachment III.

SUMMARY

The proposed project was previously approved by City staff on April 21, 2020, (Application No. 202000442). A building permit was issued for the project on May 22, 2022 and administratively extended from July 23, 2023 to December 2, 2024. However, due to an elevation error on the plans, the height of the parapet and parking lot surface were miscalculated by eight feet when measured in the field, and the project was not constructed. As a result of this error, the actual height of the monopoles is eight feet higher than previously anticipated. In August 2023, the applicant sought to revise the building permit set of plans to conform to field conditions. Upon review of the revised plans, staff determined that the project with corrected height measurements requires a Conditional Use Permit, pursuant to Section 10-13.090(a)(2) of the Hayward Municipal Code (HMC), to allow the installation of three monopoles for a wireless communication facility to replace the existing monopole on the parking garage. If approved, the proposed project would be subject to all the applicable design and placement requirements of the Zoning Ordinance, Antenna and Telecommunications Ordinance, the Federal Communication Commission (FCC) regulations, and any conditions of approval of the Conditional Use Permit.

ATTACHMENTS

Attachment I Staff Report

Attachment II	Draft Findings
Attachment III	Conditions of Approval
Attachment IV	Project Plans
Attachment V	Photo Simulations
Attachment VI	Radio Frequency-Electromagnetic Energy Compliance Report (RF-EME)