



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

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DATE: March 28, 2024

TO: Planning Commission

FROM: Sara Buizer, AICP, Development Services Director

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 Exempt from the California Environmental Quality Act (CEQA) per Section 15303, Class 3 Exemption, New Construction or Conversion of Small Structures. 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, Class 3 for the installation of three telecommunication monopoles based on the analysis set forth in this staff report and the Findings contained in Attachment II, and subject to the Conditions of Approval contained in Attachment III.

SUMMARY

The proposed project was previously approved on April 21, 2020, (Application No. 202000442) but due to an elevation error on the plans, the height of the parapet and parking lot surface were miscalculated by eight feet than the height measured in the field. As a result of this error, the actual height of the monopoles is eight feet higher than previously anticipated and now is subject to a Conditional Use Permit, pursuant to Section 10-13.090(a)(2) of the Hayward Municipal Code (HMC).

The applicant has since updated the plans to reflect the correct measurements and is requesting the Planning Commission approve the Conditional Use Permit application 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)