

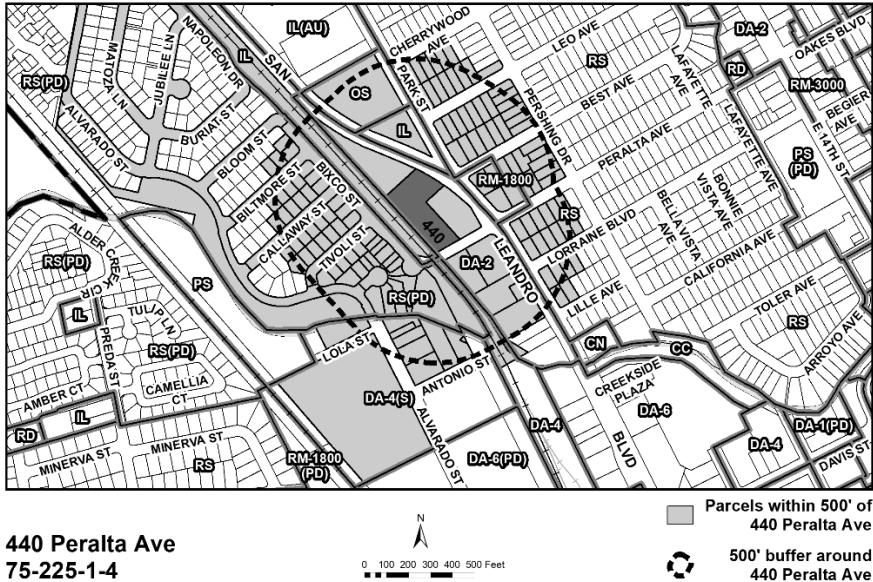
### Noticing Regulations

- ☑ § 5.08.116 **Notice and Public Hearing.**
- A. Public Hearing Required. The Planning Commission shall hold a public hearing on an application for a use permit or variance.
- B. Notice. Notice of the hearing shall be given in the following manner:
  1. Mailed or Delivered Notice. At least ten days prior to the hearing, notice shall be: (a) mailed to the owner of the subject real property or the owner's duly authorized agent, and the project applicant; (b) all owners of property within 500 feet of the boundaries of the site, as shown on the last equalized property tax assessment roll or the records of the County Assessor or Tax Collector; and (c) any agency as required by **Government Code** Section 65091.
  2. Posted Notice. For hearings directly relating to an identifiable property, notice shall also be given by posting at least three public notices, thereof, at least ten days prior to such hearing, including at least one such notice on or within 500 feet of the subject property.
  3. Published Notice. Notice shall be published once in a newspaper of general circulation in San Leandro at least ten days prior to the hearing.
  4. No proceeding in connection with the hearing shall be invalidated by failure to send notice where the address of the owner is not a matter of public record or by failure to post public notices or by failure to receive any notice.
  5. Supplemental On-Site Notice. For projects that the Community Development Director determines may have a significant impact on adjacent uses or may generate significant public concerns, the Director may require that the applicant and/or property owner erect an on-site public notice sign, minimum three feet by five feet in size and six feet in height that provides a description of the proposed project, the date, time, and place of scheduled public hearing(s), the name of the project proponent, and other information as required to clarify the project proposal. Such sign shall be subject to review and approval of the Community Development Director and shall be installed at a prominent location on the site a minimum of ten days prior to the scheduled public hearing.
- C. Contents of Notice. The notice of public hearing shall contain:
  1. A description of the location of the development site and the purpose of the application;
  2. A statement of the time, place, and purpose of the public hearing;
  3. A reference to application materials on file for detailed information; and
  4. A statement that any interested person or an authorized agent may appear and be heard.
- D. Multiple Applications. When applications for multiple use permits or variances on a single site are filed at the same time, the Zoning Enforcement Official may schedule a combined public hearing.  
(Ord. 2001-015 § 1; Ord. 2014-011 § 2; Ord. 2020-002 § 4; Ord. 2022-001 § 3; Ord. 2022-022 § 3; Ord. 2024-011, 7/15/2024)

All notices for PLN23-0031 were mailed, posted, or published 10/25/2024, as follows:

#### Mailed Notice (Postcard)

145 Postcards Notices were mailed, within 500-foot radius.





City of  
**San Leandro**

Planning Division  
835 East 14th Street  
San Leandro, CA 94577

**NOTICE OF PUBLIC HEARING – PLANNING COMMISSION**

<b>PROJECT NO.:</b> PLN23-0031, Conditional Use Permit	<b>HEARING DATE:</b> Thursday, November 7, 2024 at 7:00 p.m.
<b>PROJECT LOCATION:</b> 440 Peralta Ave (APN: 075-0225-001-04)	<b>HEARING LOCATION:</b> City Council Chambers of City Hall 835 E 14th Street, San Leandro, CA

**DS GLOBAL LLC  
484 LAKE PARK AVE 220  
OAKLAND, CA 94610**

Postcard Front

**NOTICE OF PUBLIC HEARING – PLANNING COMMISSION**

**Project Planner:**  
Lourdes Juarez,  
Associate Planner  
(510) 577-3350  
ljuarez@sanleandro.org

**Written Comments** may be submitted by email or phone to the project planner by 12 p.m., Wednesday, November 6, 2024, or submitted online using the eComment feature at <https://sanleandro.legistar.com> by 11:59 p.m., Wednesday, November 6, 2024. Verbal comments may be made at the hearing, during the in-person meeting.

**NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE PLANNING COMMISSION** of the City of San Leandro, in the City Council Chambers of City Hall, at 835 E 14th Street, San Leandro, California, on Thursday, November 7, 2024, at 7:00 p.m., as follows:

**Matter of PLN23-0031;** Consideration of a Conditional Use Permit (CUP) to build an 80-foot high Wireless Telecommunications Facility (Monopole camouflaged as a pine tree and related equipment) at 440 Peralta Ave. APN: 075-0225-001-04. Zoning District: DA-2. Applicant: Tower Engineering Professionals. Property Owner: Donald R. and Jo A. Lee Trust.

**Environmental Review:** Consideration of a categorical exemption from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303, New Construction.

**The PC agenda, with the staff report, will be available** the Friday before the hearing at <https://sanleandro.legistar.com>

**Members of the public may attend the meeting in person** in the City Council Chambers of City Hall, 835 E 14th Street. Public comments may be made during the in-person meeting.

**Special Accommodation Requests:** Any person in need of any type of special equipment, assistance or accommodations in order to communicate at a City meeting must inform the Community Development Department at least 72 hours prior to the scheduled meeting.

Postcard Back

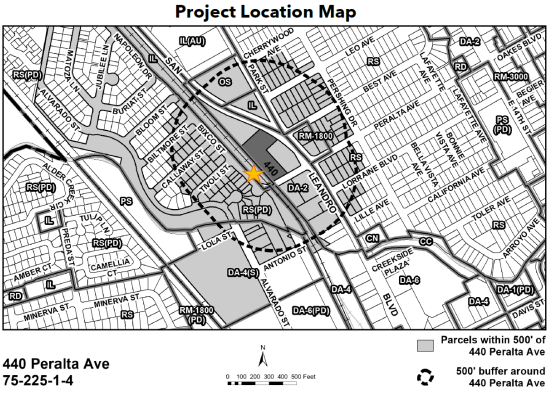
Posted Notices (11"x17" poster)
3 Notices posted at subject site.



Planning Division
835 East 14th Street
San Leandro, CA 94577

NOTICE OF PUBLIC HEARING
PLANNING COMMISSION

Table with 2 columns: Field Name and Value. Fields include Hearing Date/Time, Hearing Location, Project Location, Project Description, Environmental Review, and Project Planner.



- List of key information including agenda availability, comment submission methods, meeting attendance, and special accommodation requests.

Published Notice
Published in the Daily Review

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Environmental Review: Consideration of a categorical exemption from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303, New Construction.

For further information, contact Lourdes Juarez, Associate Planner, City of San Leandro, Community Development Department at ljuarez@sanleandro.org or (510) 577-3350.

Members of the public may attend the meeting in-person at 835 E. 14th Street, Council Chambers. Public comment may be made during the in-person meeting. Any person in need of any type of special equipment, assistance or accommodation(s) in order to communicate at a City meeting must inform the Community Development Department a minimum of 72 hours prior to the scheduled meeting.