

MEETING AGENDA CITY OF PLEASANT HILL ZONING ADMINISTRATOR MEETING

July 27, 2017

5:00 P.M.

www.pleasanthillca.org (925) 671-5209

Public Works and Community Development Conference Room, 100 Gregory Lane, Pleasant Hill, CA 94523

Members of the audience wishing to speak on any matter are requested to fill out a card and turn it in to the Zoning Administrator. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Zoning Administrator may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing. Materials related to an item on this agenda submitted to the Zoning Administrator after distribution of the packet are available for public review in the City of Pleasant Hill Planning Division at 100 Gregory Lane, Pleasant Hill, CA 94523 during normal business hours. Such documents are also available on the City of Pleasant Hill website at www.pleasant-hill.ca.us subject to staff's ability to post the documents before the meeting. An appeal of the decision or conditions of the Zoning Administrator to the Planning Commission must be filed in writing with the City within 10 calendar days of the mailed notice of decision.

Attention: If, due to a disability, a reasonable accommodation is needed to participate in this meeting, please contact the ADA Coordinator 72 hours in advance of the meeting at (925) 671-5221 or via California Relay at 711."

CALL TO ORDER

PUBLIC COMMENT

The public is welcome at this time to address the Zoning Administrator on any item, with the exception of items scheduled for Public Hearing. Comments are limited to three minutes per speaker. Persons wishing to speak under this opportunity should identify themselves to the Zoning Administrator prior to the start of the meeting.

PUBLIC HEARINGS

1. PLN 17-0240, ARMED FORCES MINOR USE PERMIT, OFFICE USE IN RETAIL BUSINESS DISTRICT AT 510 CONTRA COSTA BOULEVARD

Staff Memo

Attachment A	Proposed Findings and Conditions of Approval
Attachment B	Location Map
Attachment C	Project Plans/Photos
Attachment D	Written Statement/Use Permit Analysis/Operation Plan
Attachment E	Outside Agency Comments
Attachment F	Public Notice

Public hearing to consider approval of Minor Use Permit PLN 17-0240, submitted by Patricia Smither, for an *office* use consisting of an armed forces recruitment center in a *RB-Retail Business* zoning district. Hours of operation would be 9 am to 5 pm, Monday through Friday. The 7,200 square foot tenant space is located within the existing County Square Shopping Center, located at 508 & 510 Contra Costa Boulevard. The property is zoned RB-Retail Business. Assessor Parcel Numbers: 125-050-025, 125-050-027, and 125-050-028.

CEQA: Categorically Exempt Class 3 (conversion of existing small structures from one use to another).

Project Planner: Lori Radcliffe, 925 671-5297, lradcliffe@pleasanthillca.org

2. PLN 17-0180, EVA MINOR SUBDIVISION AT 195 CORTSEN ROAD

Staff Memo

<u>Attachment A</u>	Conditions of Approval and Findings
<u>Attachment B</u>	Location Map
<u>Attachment C</u>	Vesting Tentative Tract Map (dated “Received June 29, 2017”) and Other Site Improvement Plans
<u>Attachment D</u>	Applicant’s Environmental Information Form
<u>Attachment E</u>	Comments from Outside Agencies
<u>Attachment F</u>	Public Notice

Public hearing to consider approval of a Minor Subdivision application PLN 17-0180 submitted by property owner Peter Eva, to subdivide one 22,000 square foot parcel to result in two single-family residential parcels with net/gross lot areas of 10,000 and 12,000 square feet. The existing parcel is developed with a one-story single-family home. The existing single-story home, which is proposed to remain, would be located on the smaller of the two newly created parcels. The property is zoned *R-10 Single Family Residential Medium Density*. Assessor Parcel Number: 166-070-005

CEQA: Categorically Exempt Class 15 (minor land division in urbanized areas into four or fewer parcels when the division is in conformance with the General Plan and zoning and no variances or exceptions are required).

Project Planner: Jeff Olsen, 925 671-5206, jolsen@pleasanthillca.org

ADJOURNMENT

Adjourn to the next scheduled meeting of the Zoning Administrator on Thursday, August 10, 2017, at 5:00 P.M., in the Public Works and Community Development Conference Room, 100 Gregory Lane.