



CITY OF PLEASANT HILL

PHONE (925) 671-5209	www.ci.pleasant-hill.ca.us	100 Gregory Lane Pleasant Hill, CA 94523
FAX (925) 682-9327		

ZONING PERMIT SUBMITTAL REQUIREMENTS

The submittal information shall be provided to the Planning Division. All submittal information shall be presented along with the Planning Division application form, related fees, and any additional information required by the Planning Division before the application can be accepted as complete.

All submittals shall be on 8.5" x 11" unless noted otherwise below. Please fold all plans into packets with each packet containing one copy of each plan. The packets should not be larger than 9" x 11" in size.

Scale: The scale used on submittal plans shall generally be at a 1/8" = 1'0" for the architectural plans, 1" = 20' for site engineering plans. Include a north arrow, the scale and a bar scale on all plans.

Required <i>(if marked with an "O" submittal is optional, otherwise submittal is required, please check with Planning Division)</i>	Submittal Requirement	Number of Copies
X	<u>Application form</u> - completed and signed.	1
O	<u>Fee/Deposit</u> - check payable to the City of Pleasant Hill.	1
X	<u>Zoning Permit Analysis</u> - completed and signed.	1
O	<p><u>Site plans</u> - site plans of the project shall be fully dimensioned and accurately drawn. The plans shall contain the following basic information unless the community development department determines that additional information is necessary to properly evaluate the project. Use as many sheets as necessary. You may combine information so long as the plans are easy to read. If details are not reviewed during the site development review process, they will be subject to review and approval prior to issuance of building permits.</p> <p>In most cases, the site plan must be prepared and signed by a licensed civil engineer, surveyor, architect, landscape architect, or building designer whose name, address and phone number must appear on the plan. The boundary and topographic survey information (showing the existing topography) must be prepared by a licensed civil engineer or land surveyor whose name, seal, and signature must appear on the sheet of plan indicating the boundary and topographic survey.</p> <p><u>Site plan shall include the following information:</u></p> <p><i>Legal boundaries</i> - boundary lines, easements (with size and type called out), right-of-ways, trails, paths, utility poles and the like.</p> <p><i>Streets and lots</i> - proposed street layouts and lot design, off-street parking, and loading areas. This should include proposed circulation of vehicles, goods, pedestrians, number of parking spaces and bicycles. Dimension all parking,</p>	3 - 11"x17" sets

	<p>roads and maneuvering areas.</p> <p><i>Land use</i> - proposed, show the type, amount and location. Show also adjacent land use, including their general location and the height of existing structures and trees within 50 feet of the property lines.</p> <p><i>Buildings</i> - all existing and proposed buildings and structures. Include their outside dimensions, height (from ground to top of roof), location and use. Delineate each residential unit or commercial shop, and indicate unit type and size. Show trash enclosures, storage buildings and the like. Indicate setbacks and distance between buildings.</p> <p><i>Features</i> - building appurtenances and features, including balconies, decks, landscaping, stairs, and rooflines to be shown.</p>	
O	<u>Floor plan</u> - a proposed floor plan of all building/tenant areas for the proposed project.	3 – 11”x17” sets
O	<u>Other</u> – _____	



APPLICATION FOR DEVELOPMENT REVIEW

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I. CHECK TYPE OF PERMIT(S) REQUESTED

- | | | |
|---|---|---|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Zoning Permit |
| <input type="checkbox"/> Use Permit | <input type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Minor Variance | <input type="checkbox"/> Home Occupation |
| <input type="checkbox"/> Minor Exception | <input type="checkbox"/> Development Plan | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Architectural Review | <input type="checkbox"/> Tree Removal | <input type="checkbox"/> Other _____ |

II. GENERAL DATA

- A. Address of Property _____
- B. Assessor's Parcel Number(s) _____
- C. Zoning _____
- D. Existing Use _____
- E. Description of Project or Request _____
- _____
- _____
- _____
- _____

III. AUTHORIZATION

In signing this application, I, as owner and/or as applicant, represent to have full legal capacity to, and hereby do authorize the filing of this application. If this application has not been signed by the property owner, attached is separate documentation of full legal authority to file this application. I agree to be bound by the conditions of approval of this application, subject only to the right to object at the hearing or during the appeal period. I further certify that the information and exhibits submitted are true and correct.

A. Property Owner

Name _____	Phone _____
Address _____	Fax _____
Signature _____	Email _____
	Date _____

B. Applicant other than Property Owner

Name _____	Phone _____
Address _____	Fax _____
Signature _____	Email _____
	Date _____

C. Authorized Agent

Company _____	Contact/Title _____
Address _____	Phone/Fax _____
Signature _____	Email _____
	Date _____

TO BE COMPLETED BY STAFF

APPLICATION TITLE	APPLICATION NUMBER	APPLICATION RECEIVED BY

CITY OF PLEASANT HILL

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100 Gregory Lane
Pleasant Hill, CA 94523

ZONING PERMIT ANALYSIS

Application Submittal

Prior to submitting construction plans for a Building Permit, each property owner or representative must obtain written approval from the Community Development Department that the intended use or structure complies with the requirements of the Zoning Ordinance.

In order to make a determination of compliance with the Zoning Ordinance, Community Development Department staff will review the description of your proposal, possibly visit the location in the field, and evaluate the use or structure within the limitations of the particular zoning district in which the site is located.

The following information must be submitted for the Community Development Department staff to complete its analysis of your proposed land use or structure. You may complete this form and submit it at the Community Development Department counter in City Hall, mail or fax it to the address above, *Attention: Community Development Department.*

COMMERCIAL USES

Name of Business: _____

Square Footage of Space to be occupied by Business: _____

Detailed Description of Business:

(include information on the nature of service provided, types of goods sold, et cetera)

Linear Footage of Store Front to be occupied by Business: _____

Off-street Parking (indicate number of parking spaces allocated for your tenant space): _____

Hours of Operation: _____ Weekdays

_____ Weekends

Number of Employees (during the maximum work shift): _____

Customer Occupancy (seating capacity and maximum occupancy load): _____

RESIDENTIAL USES

Area of parcel: _____ square feet.

Square footage of existing structures: _____ square feet
(including garage area and accessory structures)

Square footage of proposed structures: _____ square feet

Setbacks of addition (measured from property line):

Front yard: _____

Rear yard: _____

Side yard: _____

Number of dwelling units on parcel _____

Number of covered parking spaces _____

Total number of parking spaces _____

CONTACT PERSON

Name: _____ Work phone #: _____

NOTE:

Area of parcel - See building department or planning department for the square footage of your parcel.

Square footage of existing structures shall include - garage area, covered patio area, utility shed area, carport area, pool room area, and any other accessory structure area.

Setbacks are to be measured from the property line and not from the edge of sidewalk or curbside - See building department or planning department for a copy of an assessor's parcel map to verify the dimensions of your property lines.

Community Development Department Analysis

Zoning: _____ Address: _____

File: _____ APN: _____

___ Compliance with Zoning Ordinance

___ Non Compliance with Zoning Ordinance

___ See comments below

Comments:

