

**MEETING AGENDA
CITY OF PLEASANT HILL
ZONING ADMINISTRATOR MEETING**

**January 23, 2014
5:00 P.M.**

www.ci.pleasant-hill.ca.gov (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.

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 13-0416, BORRERO DDS USE PERMIT, 675 CONTRA COSTA BLVD.

[Staff Memo](#)

[Attachment A](#) – Conditions of Approval

[Attachments B - H](#)

Public hearing to consider approval of a use permit for a *medical office* use in an existing 4,113 square foot stand-alone building. The proposed use is located on a 4.67 acre site that consists of two other stand-alone buildings (Burger King restaurant and JC Penney Home Store) with a 315-space shared parking facility.. Section 18.25.020 of the Zoning Ordinance requires use permit approval for *medical office* use in a Retail Business (RB) zoning district. Assessor's Parcel Number: 153-250-007

CEQA Determination: Pursuant to Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, as amended, the proposed project is determined to be Categorically Exempt (Class 3 Existing Facilities) since the project scope is limited to the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

Project Planner: Jeff Olsen, 925-671-5206 jolsen@ci.pleasant-hill.ca.us

ADJOURNMENT

Adjourn to the next scheduled meeting of the Zoning Administrator on Thursday February 13, 2014, at 5:00 P.M., in the Public Works and Community Development Conference Room, 100 Gregory Lane.