

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

**October 9, 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.

Attention Hearing Aid Wearers: A receiver with headphone or Tel Coil antenna is available from the ADA Coordinator.

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 14-0343 – MINOR USE PERMIT FOR ATLAS & ATHENA CLOTHIERS OUTDOOR DISPLAY FACILITY, AT 45-A CRESCENT DRIVE

[Memorandum](#)
[Attachments](#)

A public hearing will be held to review a Minor Use Permit request for an *outdoor sales facility* use along the storefront of the Atlas & Athena clothing store in an existing multi-tenant stand-alone commercial building located in Downtown Pleasant Hill. Section 18.25.100 of the Zoning Ordinance requires that a minor use permit be required for an *outdoor sales facility* use. The subject site is located at 45-A Crescent Drive and is zoned *PUD DSP – Planned Unit District, Downtown Specific Plan*. Assessor's Parcel Number: 150-300-006.

CEQA Determination: Categorically Exempt, Class 11 (Accessory Structures).

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

(Item 2 will be heard at the conclusion of Item 1 or 5:30pm, whichever is later)

2. PLN 12-0020 – HOME OCCUPATION PERMIT, HEARING TO CONSIDER MODIFICATION OF CONDITIONS, OR PERMIT REVOCATION, AT 25 MAZIE DRIVE (Continued from September 25, 2014)

[Memorandum](#)

[Attachment A](#) – Conditions of Approval

[Attachment B](#) – Applicant’s Proposed Schedule

Attachment C – September 25, 2014 Memo and Attachments

[Memorandum](#)

[Attachment A](#)

[Attachment B](#)

[Attachment C](#)

[Attachment D](#)

Hearing on the request of the Zoning Administrator will be held to review compliance with permit conditions and consider modification, or revocation, of Home Occupation PLN 12-0020 in compliance with Section 18.135.040 of the provisions of the Pleasant Hill Municipal Code (PHMC). The 7,650 square foot project parcel, addressed as 25 Mazie Drive, is zoned *R-7 Single Family Residential – High Density*. APN 150-123-006.

Note: *Home Occupation Permit PLN 12-0020 was originally approved in March 2012 to allow swimming lessons to occur on-site, with one-on-one instruction, with no more than two children at any time; no more than six lessons per weekday.*

CEQA Determination: Categorically Exempt, Class 21 (Enforcement Actions by Regulatory Agencies).

Project Planner: Lori Radcliffe, 925-671-5297 lradcliffe@ci.pleasant-hill.ca.us

ADJOURNMENT

Adjourn to the next scheduled meeting of the Zoning Administrator on Thursday, October 23, 2014, at 5:00 P.M., in the Public Works and Community Development Conference Room, 100 Gregory Lane.