

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

**February 8, 2018**

**5:00 P.M.**

[www.pleasanthillca.org](http://www.pleasanthillca.org) (925) 671-5209

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

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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](http://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 17-0407, MINOR USE PERMIT, FAITH LUTHERAN DAY CARE (FOOTPRINTS PRESCHOOL) AT 50 WOODSWORTH LANE

[Staff Memorandum](#)

<a href="#">Attachment A</a>	Proposed Findings and Conditions of Approval
<a href="#">Attachment B</a>	Location Map
<a href="#">Attachment C</a>	Project Plans
<a href="#">Attachment D</a>	Written Statement/Use Permit Analysis
<a href="#">Attachment E</a>	Operational Schedule
<a href="#">Attachment F</a>	Outside Agency Comments
<a href="#">Attachment G</a>	Public Notice

Public hearing to consider approval of Minor Use Permit PLN 17-0407, submitted by Kent Fridolfsson, for a *general day care* use (Footprints Preschool). The proposed *general day care* use would provide care for a maximum of 26 children with ages ranging from two to

five years old. Hours of operation would be 7:00 am to 6:00 pm, Monday through Friday. The subject site is 50 Woodsworth Lane, in the existing Faith Lutheran Church. The property is zoned Planned Unit Development District 347. Assessor Parcel Number: 150-150-074.

CEQA: Categorically Exempt, (Existing Facilities - Class 1)

Project Planner: Troy Fujimoto, 925 671-5224, [tfujimoto@pleasanthillca.org](mailto:tfujimoto@pleasanthillca.org)

2. PLN 16-0223, ZONING PERMIT MODIFICATION OF CONDITIONS OR PERMIT REVOCATION, SHAMROCK AUTOMOTIVE SALES AT 200 GREGORY LANE, #202-B

[Staff Memorandum](#)

- [Attachment A](#) Zoning Permit PLN 16-0223 dated Approved June 23, 2016
- [Attachment B](#) Code Enforcement Violation Letter and attachments dated Dec. 13, 2017
- [Attachment C](#) Code Enforcement Site Photos, various dates between Dec. 11, 2018 – Jan. 23, 2018
- [Attachment D](#) Public Notice

Public hearing to consider modifications to the conditions of approval, or revocation of, Zoning Permit PLN 16-0223. Zoning Permit PLN 16-0223 was approved in June 2016 to allow an “Automobile, vehicle/equipment broker” use providing assistance to third parties seeking to buy or sell vehicles or equipment. It has been determined that the applicant has been storing and displaying vehicles at the property, in conflict with the use classification that does not include on-site storage, display or maintenance of vehicles. Automobile sales is also not a permitted use in the PAO zone district. The subject site is 200 Gregory Lane, #202B. The property is zoned PAO – Professional and Administrative Office. Assessor Parcel Number: 150-290-002 & 005.

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

Project Planner: Andrew Shiflet, 925 671-5211, [ashiflet@pleasanthillca.org](mailto:ashiflet@pleasanthillca.org)

**ADJOURNMENT**

Adjourn to the next scheduled meeting of the Zoning Administrator on Thursday, February 22, 2018, at 5:00 P.M., in the Public Works and Community Development Conference Room, 100 Gregory Lane.