

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

June 27, 2019

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 19-0190 – RUSSIAN LANGUAGE TUTORING CENTER USE PERMIT –1928
CONTRA COSTA BOULEVARD

[Staff Memo](#)

- [Attachment A](#) Conditions of Approval and Findings
- [Attachment B](#) Location Map
- [Attachment C](#) Project Plans
- [Attachment D](#) Applicant's Detailed Description of Business & Operational Plan / Use Permit Analysis / Site Photos
- [Attachment E](#) Public Notice

Public hearing to consider approval of Minor Use Permit PLN 19-0190, submitted by Olga and Dmitry Telpt for a Russian Language Tutoring Center. The applicant is requesting approval to provide comprehensive tutoring classes in a variety of subjects, including mathematics, physics, astronomy, chess, history, culture, etc., in a 1,631 square foot tenant space located on the second story of an existing multi-tenant commercial site, in accordance with section 18.25.020 of the Zoning Ordinance. Proposed operating hours: Monday thru

Friday, 12:00 pm to 8:00 pm, and Saturday, 9:00 am to 12:00 pm. The site is zoned *PUD – Planned Unit District (Ordinance 347)*. Assessor Parcel Number: 127-270-005 (Project Site) and 127-270-003 (Project Tenant Building).

CEQA: Categorically Exempt Class 1 (existing facility with no external alteration).

Project Planner: Andrew Shiflet, ashiflet@pleasanthillca.org, 925-671-5211

ADJOURNMENT

Adjourn to the next scheduled meeting of the Zoning Administrator on Thursday, July 11, 2019 at 5:00 P.M., in the Public Works and Community Development Conference Room, 100 Gregory Lane.