

MEETING AGENDA CITY OF PLEASANT HILL ZONING ADMINISTRATOR MEETING

September 8, 2011
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 must 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 11-0100, OAK PARK AUTO PROPANE TANK, MINOR USE PERMIT, 1901 OAK PARK BOULEVARD (20 Minutes)

[Staff Report](#)
[Attachments](#)

Public hearing to consider approval of a request for a Minor Use Permit for installation and operation of a 499-gallon above ground propane tank. The propane would be stored on-site for retail sale. Per Section 18.25.080 of the Zoning Ordinance, a Use Permit is required for the storage of hazardous substances. In addition, the Zoning Administrator is requested to accept the Exemption pursuant to section 15301 and 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 a Class 1 & 3 categorical exemption because the project is located at a developed site, does not involve a significant amount of hazardous substances, and the propane tank contents will be used to distribute fuel for power purposes. In addition, the project involves new construction of a small structure, not exceeding 2,500 square feet in floor area. The site is zoned *RB Retail Business* zoning district. Assessor's parcel numbers: 170-050-001.

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

ADJOURNMENT

Adjourn to a meeting of the Zoning Administrator on September 22, 2011, at 5:00 P.M., in the Public Works and Community Development Conference Room, 100 Gregory Lane.