

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

Note Special Meeting Date and Time

**May 31, 2012
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 12-0146, CROSSROADS SHOPPING CENTER DEVELOPMENT PLAN PERMIT AMENDMENT (2302, 2360, 2370, 2380 & 2390 Monument Boulevard) (30 Minutes)

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

Public hearing to consider approval of a request, submitted by ICI Development Company, for an amendment to the existing Development Plan Permit, to allow up to 15% of the gross square footage to be *eating and drinking establishments* within the center. Assessor's parcel number 148-031-008, 010 & 011.

CEQA Determination: The City, as the lead agency, has determined that the proposed project is consistent with and within the scope of the Final SEIR and that none of the conditions requiring a subsequent or a supplemental environmental impact report stated

in Section 21166 of the Public Resources Code or in Sections 15162 and 15163 of the CEQA Guidelines apply to the project. Since certification of the SEIR on November 1, 2004, there have been no substantial changes to the project as initially identified in the project scope, nor has there been any substantial change to the surrounding environment or the circumstances under which the project will be undertaken. No new information of substantial importance has been presented or made available indicating that the project has new significant environmental impacts, or that the project's identified impacts are substantially more severe than previously identified, or alternatives or mitigation measures previously found to be infeasible are in fact feasible and/or would reduce significant environmental impacts more than previously disclosed. The project is a modification to the existing Planned Unit Development; however, is still consistent with the concepts and plans contained therein.

Project Planner: Troy Fujimoto, (925) 671-5224, tfujimoto@ci.pleasant-hill.ca.us

2. PLN 12-0151, FERGUSON LARGE FAMILY DAY CARE, MINOR USE PERMIT, 41 PHYLIS DRIVE (20 Minutes)

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

The applicant is requesting approval of a Minor Use Permit to allow a *large family day care* (nine to 14 children) in a residential zoning district. The applicant has met the standards and requirements as provided in Section 18.20.080 of the Zoning Ordinance. Assessor's parcel number 127-101-014.

CEQA Determination: Categorically Exempt, Class 3 (conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure).

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

ADJOURNMENT

Adjourn to the next regularly scheduled meeting of the Zoning Administrator on June 14, 2012, at 5:00 P.M., in the Public Works and Community Development Conference Room, 100 Gregory Lane.