

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

June 14, 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 12-0102, JONES REASONABLE ACCOMMODATION PERMIT, 2083 PLEASANT HILL ROAD (20 Minutes)

[Memorandum](#)
[Attachments A-D](#)
[Attachment E](#)
[Attachments F-H](#)

Public hearing to consider approval of a request for a Reasonable Accommodation Permit to allow a second bedroom, to be added to an existing 504 square foot detached secondary dwelling unit, where Section 18.20.100(A.3) of the Zoning Ordinance allows a maximum one bedroom in a secondary dwelling unit. In addition, Section 18.20.100(A.1) requires that secondary dwelling units be located within or attached to the primary structure with a common wall.

As a result, the reasonable accommodation request is two-fold: (1) provide a 135 square foot second-bedroom in a secondary dwelling unit, and (2) allow for the request to be associated with a detached secondary dwelling unit. More specifically, the primary intent of the reasonable accommodation request is to allow for the second bedroom to be occupied by a caretaker for the legally-blind resident of the detached secondary dwelling

unit. As a result, the secondary dwelling unit would be a total 639 square feet where Section 18.20.100(A.1) allows a maximum 640 square feet. Assessor Parcel Number: 166-330-020.

CEQA Determination: Categorically Exempt, Class 1 & 5 (*Existing Facilities and Minor Alterations in Land Use Limitations.*).

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

ADJOURNMENT

Adjourn to the next regularly scheduled meeting of the Zoning Administrator on June 28, 2012, at 5:00 P.M., in the Public Works and Community Development Conference Room, 100 Gregory Lane.