

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

**November 10, 2016  
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 16-0315 – JUST 40 FITNESS – FITNESS STUDIO USE AT 2665 PLEASANT HILL ROAD

[Staff Memo](#)

- [Attachment A](#) Staff Recommended Findings and Conditions of Approval
- [Attachment B](#) Location Map
- [Attachment C](#) Project Plans (to include site photos), Written Statement/Operational Plan
- [Attachment D](#) Applicant's Use Permit Analysis
- [Attachment E](#) Reciprocal Easement Agreement for Shared Access and Parking
- [Attachment F](#) Public Hearing Notice

Public hearing to consider approval of a Minor Use Permit PLN 16-0315, submitted by Karl Bobo, for a *fitness studio* use (Just 40 Fitness). Specifically, the applicant is requesting approval of a Minor Use Permit for 90% fitness studio use (with 10% of the gross floor area designated for *retail sales*), in a 3,017 gross square foot tenant space, within an existing 8,750 gross square foot one-story multi-tenant commercial building. The .5-acre project site is zoned *RB-Retail Business* and shown as Assessor Parcel No. 164-242-014

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

Project Planner: Jeff Olsen, 925-671-5206 [jolsen@pleasanthillca.org](mailto:jolsen@pleasanthillca.org)

**ADJOURNMENT**

Adjourn to the next scheduled meeting of the Zoning Administrator on Thursday, December 8, 2016, at 5:00 P.M., in the Public Works and Community Development Conference Room, 100 Gregory Lane.