

MEETING AGENDA CITY OF PLEASANT HILL ZONING ADMINISTRATOR MEETING

January 12, 2017

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 16-0399 – PIANO LESSONS HOME OCCUPATION AT 2184 ORIN LANE

[Staff Memo](#)

[Attachment A](#) Proposed Findings and Conditions of Approval

[Attachment B](#) Location Map

[Attachment C](#) Project Plans / Site Photos

[Attachment D](#) Public Notice

Public hearing to consider a request to provide piano lessons as a home occupation within a primary residence. The proposed operational plan notes that piano lessons would be offered on an appointment-only basis Monday thru Friday from about 2:30 pm to 8:00 pm. The applicant also requests approval to schedule occasional "make-up" appointments on weekends when weekday appointments are not feasible. Weekend appointments would happen approximately 1 or 2 times per month. The applicants are also requesting an exception to Home Occupation Standard C.7. which specifies that a home occupation shall not generate traffic in excess of what is normally generated by a residential use and requires no additional parking space. The site is located in an *R-7, Single Family Residential* zoning district and the assessor parcel number is 154-253-003.

CEQA Determination: Categorically Exempt, Class 3 (Conversion of Existing Structure)

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

2. **PLN 16-0387 – KURIMI JAPANESE TUTORING USE PERMIT AT 2261 MORELLO AVENUE**

[Staff Memo](#)

[Attachment A](#) Conditions of Approval and Findings

[Attachment B](#) Project Plans

[Attachment C](#) Applicant's Use Permit Analysis, Written Statement, Operational Plan

[Attachment D](#) Property Owner's Written Statement

[Attachment E](#) Parking Table

[Attachment F](#) Engineering Comments

[Attachment G](#) Public Notice

Public hearing to consider approval of a *Personal Improvement Service* (Japanese language tutoring center) use, in an existing 1,800 square foot tenant space, which is located in an approximately 6,479 square foot (three buildings) office complex. The site area is approximately 0.56 acres, zoned *PAO-Professional & Administrative Offices*; APN: 152-240-026.

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

Project Planner: Lori Radcliffe, 925-671-5297 lradcliffe@pleasanthillca.org

ADJOURNMENT

Adjourn to the next scheduled meeting of the Zoning Administrator on Thursday, January 26, 2017, at 5:00 P.M., in the Public Works and Community Development Conference Room, 100 Gregory Lane.