

# MEETING AGENDA CITY OF PLEASANT HILL ZONING ADMINISTRATOR MEETING

May 10, 2018  
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 18-0095, MINOR USE PERMIT, FOR MEDICAL OFFICE USE (NATURAL LIFE CHIROPRACTIC) AT 2245 B MORELLO AVENUE (HILLCREST CENTER)

### Staff Memo

<a href="#">Attachment A</a>	Staff Recommended Findings and Conditions of Approval
<a href="#">Attachment B</a>	Location Map
<a href="#">Attachment C</a>	Project Plans
<a href="#">Attachment D</a>	Applicant's Use Permit Analysis
<a href="#">Attachment E</a>	Reciprocal Easement Agreement for Shared Access and Parking
<a href="#">Attachment F</a>	Public Hearing Notice

Public Hearing to consider approval of Minor Use Permit PLN 18-0095, submitted by Rod VanBuskirk, for a medical office use (Natural Life Chiropractic). Specifically, the applicant is requesting approval of a Minor Use Permit for 70% *medical office* use (with 30% of the gross floor area designated as *retail sales*), in a 2,220 gross square foot tenant space, within an existing 40,280 gross square foot one-story multi-tenant commercial building. Section 18.25.100 of the Zoning Ordinance requires that a minor use permit be required for medical

office use in a retail business zone district. The site is zoned, RB, Retail Business; APN(s): 152-240-025 and 152-240-024, located at 2245 B Morello Avenue.

CEQA: Exempt, Class 1, categorical exemption for minor changes to existing facilities.

Project Planner: Andrew Shiflet, 925 671-5211, [ashiflet@pleasanthillca.org](mailto:ashiflet@pleasanthillca.org)

## **ADJOURNMENT**

Adjourn to the next scheduled meeting of the Zoning Administrator on Thursday, May 24, 2018, at 5:00 P.M., in the Public Works and Community Development Conference Room, 100 Gregory Lane.