

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

**July 26, 2018
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 18-0246 – ALL IN NEED FAMILY SUPPORT (DAY CARE, GENERAL) AT 2073 OAK PARK BOULEVARD – OAK PARK CHRISTIAN CENTER

Staff Memo

- Attachment A Proposed Findings and Conditions of Approval
- Attachment B Location Map
- Attachment C Project Plans/Photos
- Attachment D Written Statement/Operational Plan/Use Permit Analysis
- Attachment E Public Notice

Public Hearing to consider approval of Minor Use Permit PLN 18-0246, submitted by Autumn Green, for a day care, general program within the existing Oak Park Christian Center facilities, for a maximum of 12 special needs children up to the age of 18 years. The center would offer respite care and be open once a month from 5:30 pm to 8:30 pm. Additionally, the facility would offer three special sessions for up to 35 children on, Easter (Saturday before Easter, 9:00am to 9:45am), Halloween (Saturday before Halloween, 4:30pm to 6:00pm), and Christmas (1st Saturday in December, 9:00am to 11:45am). The subject site is at 2073 Oak Park Boulevard, in the existing Oak Park Christian Center. The property is zoned *R-10 – Single Family 10,000 square foot lots*. Assessor Parcel Number: 170-020-042.

CEQA: Class 1 categorical exemption; existing facility, no negligible expansion of an existing use, with no building expansion.

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

2. PLN 18-0271 – PRINCIPIA ENGINEERING (RESEARCH & DEVELOPMENT SERVICES) AT 1917 OAK PARK BOULEVARD

Staff Memo

Attachment A Staff Recommended Conditions of Approval and Findings

Attachment B Location Map

Attachment C Project Plans

Attachment D Applicant's Use Permit Analysis & Application Requirements

Attachment E Applicant's Site Photos

Attachment F Public Notice

Public Hearing to consider approval of Use Permit PLN 18-0271, submitted by Yomi Agunbiade, for a *research and development services* use within an existing 4,950 square foot building located at 1917 Oak Park Blvd. The engineering firm performs limited products testing of electrical and mechanical devices. A Use Permit is required for *research and development services* in a PAO zoning district. The subject site is 13,939 square feet in area (0.32 acres). Assessor Parcel Number: 170-050-031.

CEQA: Class 1 categorical exemption; existing facility, no negligible expansion of an existing use, with no building expansion.

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

ADJOURNMENT

Adjourn to the next scheduled meeting of the Zoning Administrator on Thursday, August 9, 2018, at 5:00 P.M., in the Public Works and Community Development Conference Room, 100 Gregory Lane.