

MEETING AGENDA CITY OF PLEASANT HILL ZONING ADMINISTRATOR

May 28, 2020

5:00 P.M.

www.pleasanthillca.org (925) 671-5209
City Offices, 100 Gregory Lane, Pleasant Hill, CA 94523

Please note that due to the Contra Costa Health Services and State of California Shelter in Place Orders, options for observing the Zoning Administrator meetings and for submitting communication regarding the meetings have changed. The Zoning Administrator will participate remotely via teleconferencing.

Zoning Administrator Meeting Broadcasts. The Zoning Administrator meeting will be broadcast live on Youtube.com, you may visit Youtube.com using the web link:

<http://www.pleasanthillca.org/phzoning>

Public Communication. The public is welcome to address the Zoning Administrator on items not listed on the agenda but within the Zoning Administrator's jurisdiction during the general Public Comment period. There is an opportunity for the public to comment on other agenda items at the time they are discussed.

The public may submit comments by:

1. Emailing comments to planning@pleasanthillca.org; or
2. Delivering written comments to the mailbox inside the lobby of City Hall during regular business hours; or
3. Participating in the teleconference by calling (925) 671-5285. Note that there may be multiple hearing items on the same agenda. For more information on how to participate with providing live comments during the meeting, please visit:

[Instructions for Public Participation](#)

Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection by contacting the Planning Division office at planning@pleasanthillca.org or calling 925-671-5209. If, due to a disability, a reasonable accommodation is needed to participate in this meeting, please contact the ADA Coordinator 24 hours in advance of the meeting at (925) 671-5237 or via California Relay at 711. 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.

Agendas are Available for Review on the City Hall official noticing bulletin board (100 Gregory Lane) and on the City's website at www.pleasanthillca.org/agendas.

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. There is an opportunity for the public to comment on other agenda items at the time they are discussed. Comments are limited to three minutes per speaker. To participate in the teleconferenced meeting, you may call by phone to share your comments live at 925-671-5285. Speakers are encouraged to call 10 minutes before the meeting due to a live-streaming lag-time, and will be placed on hold until the Public Comment period.

PUBLIC HEARINGS

1. PLN 19-0457 – CRVARICH USE PERMIT –150 JACKSON WAY

[Staff Meeting](#)

<u>Attachment A</u>	Findings and Staff Recommended Conditions of Approval
<u>Attachment B</u>	Location Map
<u>Attachment C</u>	Proposed Project Plans
<u>Attachment D</u>	Architectural Review Commission Staff Report, dated April 30, 2020
<u>Attachment E</u>	Public Hearing Notice

Public hearing to consider approval of a Use Permit, PLN 19-0457, submitted by Garrett Nahas, to allow for the partial demolition and reconstruction of a portion of the existing primary residential structure with a non-conforming front yard setback. A portion of the front of the house has a setback of 17 ft. 8.5 in. from the front property line, where 20 ft. minimum is required. According to Municipal Code Chapter 18.65, if a nonconforming residential structure, that does not conform with front yard setbacks, is voluntarily demolished, the structure may be reconstructed with the same floor area, provided there is no increase in any nonconformity, and upon issuance of a use permit by the zoning administrator. The proposal would not increase the existing non-conforming setback. The 9,870 sq. ft. project site is zoned *R-7 (7,000 square foot lots)*. Assessor Parcel No. 150-162-016.

CEQA: Categorically Exempt Class 3 (New construction or conversion of small structures)

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

ADJOURNMENT

Adjourn to the next scheduled meeting of the Zoning Administrator on Thursday, June 11, 2020 at 5:00 P.M., in City offices, 100 Gregory Lane.