

MEETING AGENDA CITY OF PLEASANT HILL ZONING ADMINISTRATOR

*****SPECIAL MEETING DATE AND START TIME*****

JUNE 29, 2020

4:00 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: 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 20-0181 – MAYELL HOME OCCUPATION PERMIT – 115 HAWTHORN DRIVE

[Staff Report](#)

<u>Attachment A</u>	Findings and Staff Recommended Conditions of Approval
<u>Attachment B</u>	Location Map
<u>Attachment C</u>	Home Occupation Analysis and Operational Plans
<u>Attachment D</u>	Public Hearing Notice

The applicant is requesting approval of a home occupation providing a personal service (hair salon) inside the residence at 115 Hawthorne. The use would take place four days a week, between the hours of 9:30am and 4:30pm, with some weekend appointments on occasion. The application includes a request for exceptions to Home Occupation standards set forth in Section 18.20.070.C of the Zoning Ordinance since the proposed use would generate traffic in excess of that which is normal for a residential use and retail sales (hair care products). The project site is located at 115 Hawthorn Drive, and is zoned *R-10 – Single Family Residential*. Assessor Parcel Number: 149-202-038.

CEQA: Categorically Exempt Class 3 (conversion of existing small structure from one use to another; no exterior alterations).

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

ADJOURNMENT

Adjourn to the next scheduled meeting of the Zoning Administrator on Thursday, July 9, 2020 at 5:00 P.M., in the Public Works and Community Development Conference Room, 100 Gregory Lane.