

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

**August 26, 2010
5:00 P.M.**

www.ci.pleasant-hill.ca.gov (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 must 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.

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 HEARING

1. UP 10-017, RUNNER MINOR USE PERMIT – 314 BETTY LANE

[Staff Report](#)
[Attachments](#)

The Zoning Administrator will hold a public hearing to review a request for a Minor Use Permit to approve the reconstruction of a non-conforming garage with the same existing dimensions (depth will increase by approximately 2 feet) and to add a second floor above the garage. Section 18.65.030.C.2 of the Zoning Ordinance requires that a non-conforming garage may be reconstructed with the same floor area provided there is no increase in any non-conformity and upon issuance of a minor use permit by the Zoning Administrator. In addition, the Zoning Administrator is requested to accept the Exemption pursuant to Section 15302 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, which consists of replacement or reconstruction of existing schools structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same

purpose and capacity as the structure replaced. The site is zoned *R-7 Single Family, 7,000 square foot lots*. Assessor's Parcel Number: 150-132-022.

Project Planner: Lori Radcliffe (925) 671-5297 or lradcliffe@ci.pleasant-hill.ca.us

2. UP 10-010, HEALTH CAREER COLLEGE/DENTAL CLINIC MINOR USE PERMIT – 115 CRESCENT DRIVE, SUITE M1

[Staff Report](#)
[Attachments](#)

The Zoning Administrator will hold a public hearing to review a request for a Minor Use Permit to approve a Health Career College and Dental Clinic within the Downtown Area. In addition, the Zoning Administrator is requested to accept the Exemption pursuant to Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment or no expansion of use beyond that existing at the time of the lead agency's determination which include: additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The site is zoned *PUD DSP-Downtown Specific Plan*. Assessor's Parcel Number: 150-300-012.

Project Planner: Lori Radcliffe (925) 671-5297 or lradcliffe@ci.pleasant-hill.ca.us

ADJOURNMENT

Adjourn to a meeting of the Zoning Administrator on September 9, 2010, at 5:00 P.M., in the Public Works and Community Development Conference Room, 100 Gregory Lane.