

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

March 22, 2012

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 HEARINGS

1. PLN 11-0272, WINDBELL WELLNESS/YOGA CENTER, MINOR USE PERMIT, 1924-A OAK PARK BOULEVARD (20 Minutes)

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

Public hearing to consider approval of a request for a Minor Use Permit to allow a 1,600 square foot wellness/yoga center (*personal improvement service*) in an existing multi-tenant commercial building in accordance with Section 18.25.020 of the Zoning Ordinance. Assessor Parcel Number: 149-284-006.

CEQA Determination: Categorically Exempt, Class 3 (conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure).

Project Planner: Jeff Olsen, (925) 671-5206, jolsen@ci.pleasant-hill.ca.us

2. PLN 12-0020, MEI SWIM SCHOOL, HOME OCCUPATION PERMIT, 25 MAZIE DRIVE (20 Minutes)

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

Public hearing for a Home Occupation Permit for a swimming school at an existing residence. Section 18.20.070.E of the Zoning Ordinance provides if a Home Occupation application deviates from standard requirements, a public hearing shall be held. The application deviates from the standards as set forth in Section 18.20.070.C of the zoning Ordinance because the proposed use will be conducted in the rear yard of the residence and it may generate traffic/parking/noise in excess of that which is normal for a residential use. Assessor Parcel Number: 150-123-006.

CEQA Determination: Categorically Exempt, Class 3 (conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure).

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

3. PLN 12-0057, PROPANE TANK AT CHEVRON GAS STATION, CONDITIONAL USE PERMIT, 2295 MORELLO AVENUE (20 Minutes)

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

Public hearing to consider approval of a Use Permit request for installation and operation of a 499 gallon above ground propane tank. The propane tank would be stored on-site for retail sales. Per Section 18.25.080 of the Zoning Ordinance a Use Permit is required for the storage of hazardous substance. Assessor Parcel Number: 152-240-016.

CEQA Determination: Categorically Exempt, Class 1 & 3 (permitting of existing facilities involving a negligible expansion of the use and conversion of a use where only minor modifications are made to the exterior of the structure).

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

ADJOURNMENT

Adjourn to the next regularly scheduled meeting of the Zoning Administrator on April 12, 2012, at 5:00 P.M., in the Public Works and Community Development Conference Room, 100 Gregory Lane.