

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

**July 14, 2016  
5:00 P.M.**

[www.pleasanthillca.org](http://www.pleasanthillca.org) (925) 671-5209

**Public Works and Community Development Conference Room, 100 Gregory Lane, Pleasant Hill, CA 94523**

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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](http://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 16-0161 – STARBUCKS OUTDOOR SEATING FACILITY MINOR USE PERMIT AT 552 CONTRA COSTA BLVD**

[Staff Memorandum](#)

- [Attachment A](#) Staff Recommended Conditions of Approval and Findings
- [Attachment B](#) Project Plans and Photos of Existing Project Site
- [Attachment C](#) Use Permit Analysis
- [Attachment D](#) Photos, submitted by the Applicant, of Existing Starbucks Outdoor Seating Facilities
- [Attachment E](#) Public Notice

The applicant is requesting approval of a Minor Use Permit (per Section 18.25.100) to allow an *outdoor seating facility* use (associated with a permitted *Retails Sales* use) in excess of 12 outdoor seats. More specifically, the applicant is requesting a 20-seat outdoor seating facility, at newly developed tenant pad building in the Pleasant Hill (Target) Shopping Center. In addition, the applicant is requesting design approval, from the Architectural Review Commission, of the outdoor amenities (i.e. tables, chairs, umbrellas) associated with the outdoor eating facility. The subject site is located at 552 Contra Costa Blvd. (northwest corner of the intersection at Contra Costa Blvd. and Chilpancingo Parkway) and is zoned *RB Retail Business* district. Assessor's Parcel Number: 153-030-106.

CEQA Determination: Exempt, pursuant to CEQA Guidelines Section 15311 (Class 11, Accessory Structure).

Project Planner: Jeff Olsen, 925-671-5206 [jolsen@pleasanthillca.org](mailto:jolsen@pleasanthillca.org)

2. **PLN 16-0227 – AAA – 100% OFFICE USE - MINOR USE PERMIT AT 2390-A MONUMENT BOULEVARD**

Staff Memorandum

Attachment A Recommended Conditions of Approval

Attachment B Project Plans

Attachment C Applicant Information

Attachment D Public Notice

Attachment E Location Map

Public hearing to consider approval of a Minor Use Permit (PLN 16-0227), submitted by American Automobile Association of Northern California, Nevada and Utah (AAA), to allow a 100% office use for a tenant space comprising approximately 3,136 square feet within the Crossroads Shopping Center. Per the Zoning Ordinance any office use exceeding 25% of the tenant space on the ground floor requires review and approval of a minor use permit. The subject site is at 2390-A Monument Boulevard, on the south side of Monument Boulevard. The property is zoned *PUD 790 – Planned Unit Development District 790*. Assessor Parcel Number: 148-031-008.

CEQA Determination: Exempt, pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities).

Project Planner: Troy Fujimoto, 925-671-5224 [tfujimoto@pleasanthillca.org](mailto:tfujimoto@pleasanthillca.org)

**ADJOURNMENT**

Adjourn to the next scheduled meeting of the Zoning Administrator on Thursday, July 28, 2016, at 5:00 P.M., in the Public Works and Community Development Conference Room, 100 Gregory Lane.