

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

**October 12, 2017
5:00 P.M.**

www.pleasanthillca.org (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 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 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 17-0316, LORENCE TWO-LOT MINOR SUBDIVISION AT 224 OAK PARK LANE

[Staff Memo](#)

[Attachment A](#) Conditions of Approval and Findings

[Attachment B](#) Location Map

[Attachment C](#) Tentative Tract Map (dated "Received August 15, 2017") and Other Site Improvement Plans

[Attachment D](#) Applicant's Environmental Information Form

[Attachment E](#) Comments from Outside Agencies

[Attachment F](#) Public Notice

Public hearing to consider approval to subdivide one 1.2-acre parcel into two legal parcels with net lot areas of 23,603 and 27,456 square feet. The existing parcel is currently developed with two single-family homes and multiple accessory structures. Both single-story homes are proposed to remain and no new development/expansion is proposed, to date. Note: *The creation of two legal parcels, resulting in one legal parcel for each of the two existing single family homes, would bring into compliance an existing "legal non-conforming" site feature consisting of two single family homes on one legal parcel.* The property is zoned R-10 – Single Family Residential (Minimum lot size 10,000 square feet). Assessor Parcel Number: 170-030-020.

CEQA: Categorically Exempt Class 15 (property in urbanized areas zoned for residential use into four or fewer parcels when the division is in conformance with the General Plan and zoning and no variances or exceptions are required).

Project Planner: Jeff Olsen, 925 671-5206, jolsen@pleasanthillca.org

ADJOURNMENT

Adjourn to the next scheduled meeting of the Zoning Administrator on Thursday, October 26, 2017, at 5:00 P.M., in the Public Works and Community Development Conference Room, 100 Gregory Lane.