



**CITY OF PLEASANT HILL
CITY COUNCIL MEETING AGENDA
DECEMBER 5, 2016**

REGULAR MEETING – 7:30 P.M.

Note that access to the agenda with attachments has changed.
Please click on the link below to access the agenda with individual
staff reports and attachments here:

[Agenda with Attachments](#)

City Council Chambers, 100 Gregory Lane, Pleasant Hill, CA 94523-3323

Telephone (925) 671-5267

MAYOR SUE NOACK
VICE MAYOR MICHAEL HARRIS

COUNCILMEMBER KEN CARLSON
COUNCILMEMBER DAVID DURANT
COUNCILMEMBER TIM FLAHERTY

WELCOME TO THE CITY COUNCIL MEETING

Members of the audience may speak on any matter within the City Council's jurisdiction. Please fill out a speaker's card, available at the lectern, and turn it in to the City Clerk. **Comments on items listed on the Consent Calendar or for the Closed Session, as well as matters not listed on the agenda, will be taken during the "Public Comment" section of the agenda. Comments on other matters listed on the agenda will be taken during the consideration of that agenda item.** Comments are generally limited to three minutes.

Agenda Packets Available for Review: At City Hall - City Clerk's Office (100 Gregory Lane); Pleasant Hill Library (1750 Oak Park Boulevard); and the Pleasant Hill Police Department (330 Civic Drive).

The Council Chamber is equipped with an Assistive Listening System. A receiver with headphone or Tel Coil antenna is available from the Public Information Officer at the meeting. If, due to a disability, other 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.

City Council Meeting Broadcasts: City Council meetings are recorded and broadcast on Comcast Channel 28, Wave Channel 29 and AT&T U-Verse Channel 99 on the Wednesday following the meeting. Meetings also may be viewed on the City's website at www.pleasanthillca.org by clicking "Watch Meetings."

Materials related to an item on this Agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's office during normal business hours. Such documents are also available on the City of Pleasant Hill's website at www.pleasanthillca.org subject to staff's ability to post the documents before the meeting.

Times noted on specific items are estimated times for staff presentations and questions and answers from the City Council.

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. PRESENTATIONS

3.1 PRESENTATION of Annual Report on the Activities of the Commission on Aging by
Commission Chairperson Rachel Anderson (5 minutes)

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4. CITY MANAGER COMMENTS

(Brief updates on pending City business without discussion by the City Council.)

5. COUNCIL ANNOUNCEMENTS AND REPORTS

5.1 REPORTS from Councilmembers on Meetings or Conferences Attended at City Expense
(5 minutes)

(A) Contra Costa County Mayors' Conference Hosted by the City of Pittsburg on December 1, 2016

(B) Other Meetings Attended at City Expense

5.2 ANNOUNCEMENTS from Councilmembers (5 minutes)

6. PUBLIC COMMENT: The public is welcome at this time to address the City Council on items on the Consent Calendar, Closed Session Calendar, or other items not listed on the agenda but within the Council's jurisdiction. 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.

7. CONSENT CALENDAR: (5 minutes) All matters listed under "Consent Calendar" are considered by the Council to be routine and will be enacted by one motion. There will be no separate Council discussion of these items unless requested by a Councilmember prior to the time Council votes on the motion to adopt.

7.1 APPROVE Checks Dated: November 18, 2016

7.2 APPROVE Minutes for the Regular City Council Meeting of November 21, 2016

7.3 APPROVE Appointment Recommendation to the Planning Commission

7.4 ADOPT Resolution No. ____-16 Approving the Memorandum of Understanding Between the City of Pleasant Hill and the City of Pleasant Hill Professional and Confidential Employees (PACE)

7.5 ADOPT Ordinance No. ____ Approving a Rezoning from Single Family Residential – Medium Density (R-10) to Planned Unit Development District (PUD) and Approving a Concept Plan for a 7.06-acre Portion of the 9.86-acre Project Site at the Southeast Corner of Mercury Way and Taylor Boulevard (APN Nos.: 152-070-003, 010, 012, 014, & 016)

This item has been reviewed under the California Environmental Quality Act through the preparation of an Initial Study / Mitigated Negative Declaration.

8. ADMINISTRATION AND FINANCE – No Items for Discussion

9. PUBLIC WORKS AND COMMUNITY DEVELOPMENT

9.1 PUBLIC HEARING and INTRODUCTION of Ordinance No. ____ Amending Various Provisions of the Zoning Ordinance (Title 18, PHMC) including the following:

1. Density bonus revisions to ensure compliance with State Law (Section 18.20.150).
2. Residential uses subject to use permit approval within the Retail Business (RB) zoning district (Chapter 18.25).
3. Setback provisions within Planned Unit Development Districts (Section 18.30.050).
4. Bay window projection clarifications, amend sight obstruction provisions, and clarify underground utility requirements adjacent to development sites (Chapter 18.50).

9. **PUBLIC WORKS AND COMMUNITY DEVELOPMENT** - continued

9.1 PUBLIC HEARING and INTRODUCTION of Ordinance No. ___ Amending Various Provisions of the Zoning Ordinance (Title 18, PHMC) including the following (continued):

5. Parking design standards addressing Electric Vehicle (EV) facilities, parking lot lighting, parking space configuration and access and clarifying parking area improvement provisions
6. (Chapter 18.55).Off-site affordable housing alternatives, duration of affordability restrictions and in-lieu fee provisions (Section 18.20.060 C, F, G).
7. Miscellaneous clerical corrections and clarifications to various provisions of the zoning ordinance. (45 minutes)

Pursuant to Section 15061(b)3 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, as amended, the lead agency has determined that the proposed activity is exempt as the lead agency has determined with certainty that the proposed activity will not have a significant effect on the environment since the proposed amendment is intended to comply with State law, streamline implementation and administration of the zoning ordinance, correct inconsistencies, clarify ambiguities, update procedures and does not propose adding to or intensifying land uses.

9.2 PUBLIC HEARING and Consideration of a Clarification of an Existing Condition of Approval Related to an Architectural Review & Development Plan Permit (PLN 14-0249) and Planned Unit Development Concept Plan (PLN 14-0042) Provision Related to Allowed Hours of Operation for Construction of the Hilton Homewood Suites Hotel Under Construction at 650 Ellinwood Way, APN 127-210-031. The property is zoned PUD 882. (30 minutes)

Item is continued from the meeting of November 21, 2016

9.3 PUBLIC HEARING and ADOPTION of Ordinance No. ___ Amending Chapter 14.05 (California Building Code), Sections 14.05.010 through 14.05.040 of the Municipal Code by Adopting By Reference the 2016 Edition of the California Building Standards Code, California Code of Regulations, Title 24, Parts 1, 2, 2.5, 3, 4, 5, 6, 9, 11 and 12, which Consists of the California Administrative, Building, Residential, Electrical, Mechanical, Plumbing, Energy, Fire, Green Building Standards, and Referenced Standards Codes with Local Amendments; Adopting By Reference the 1997 Uniform Housing Code, and the Fire Resistance Design Manual (15 minutes)

10. **OTHER** - No Items for Discussion

11. **ADJOURNMENT**

Future City Council Meetings: December 19, 2016; January 9, 2017; January 23, 2017