



**CITY OF PLEASANT HILL  
CITY COUNCIL MEETING AGENDA  
MAY 1, 2017**

**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 MICHAEL HARRIS  
VICE MAYOR TIM FLAHERTY

COUNCILMEMBER KEN CARLSON  
COUNCILMEMBER SUE NOACK  
COUNCILMEMBER MATT RINN

**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](http://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](http://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.**

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1. **PLEDGE OF ALLEGIANCE**

2. **ROLL CALL**

3. **PRESENTATIONS**

3.1 PROCLAMATION Designating April 30 - May 6, 2017 as Small Business Week in Pleasant Hill  
(5 minutes)

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3.2 UPDATE on Regional Water Supply and Conservation – Contra Costa Water District  
*(10 minutes)*

3.3 UPDATE on Area Water Supply and Conservation – East Bay Municipal Utility District  
*(10 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 Orinda on April 6, 2017
- (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: April 14, 2017 and April 21, 2017

7.2 ADOPT Resolution No. \_\_\_\_-17 Authorizing the City Manager to Execute an Agreement with RSG, Inc. for Financial Analysis, Reporting, and Administrative Support for the Redevelopment and Housing Successor Agencies

7.3 ADOPT Ordinance No. \_\_\_\_ Approving a PUD Rezoning and PUD Concept Plan for Site Improvements and 44 New Homes at 100 Mayhew Way, APN No.: 148-070-004

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

7.4 APPROVE Appointment Recommendations from the Interview and Nominating Committee to the Transactions and Use Tax (Measure K) Oversight Committee

7.5 ADOPT Resolution No. \_\_\_\_-17 Consenting to Inclusion of Properties within the City's Jurisdiction in the Golden State Finance Authority PACE Program, and Resolution No. \_\_\_\_-17 Consenting to Inclusion of Properties within the City's Jurisdiction in the Golden State Finance Authority Community Facilities District No. 2014-1

**8. ADMINISTRATION AND FINANCE**

8.1 ADOPT Resolution No. \_\_\_\_-17 of the City Council of the City of Pleasant Hill Authorizing a Settlement Agreement and Amended and Restated Promissory Note Between the Successor Agency to the Pleasant Hill Redevelopment Agency, the City of Pleasant Hill, and the Marcovici Management Group LLC Regarding a Façade Improvement Loan (10 minutes)

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**9. REDEVELOPMENT SUCCESSOR AGENCY**

All actions taken by the City under this section are in its capacity as Successor Agency to the Pleasant Hill Redevelopment Agency pursuant to Resolution No. 3-12 adopted on January 9, 2012 and Health and Safety Code Sections 34170 et seq. (AB 1x 26)

9.1 ADOPT Resolution No. \_\_\_\_-17 of the City Council of the City of Pleasant Hill as Successor Agency to the Redevelopment Agency of the City of Pleasant Hill Authorizing a Settlement Agreement and Amended and Restated Promissory Note Between the Successor Agency to the Pleasant Hill Redevelopment Agency, the City of Pleasant Hill, and the Marcovici Management Group LLC Regarding a Façade Improvement Loan (*10 minutes*)

**10. PUBLIC WORKS AND COMMUNITY DEVELOPMENT**

10.1 PUBLIC HEARING and INTRODUCTION of Ordinance No. \_\_\_\_ Regarding Accessory and Junior Accessory Dwelling Units (*45 minutes*)

***Item is continued from the meeting of April 17, 2017***

*This lead agency has determined that the project is statutorily exempt from the requirements of the California Environmental Quality Act (pursuant to Section 21080.17 of the Public Resources Code) because it is an ordinance regarding second units in a single-family or multifamily residential zone to implement the provisions of Government Code Section 65852.2. and categorically exempt, Class 1, for existing facilities because it provides for the creation of junior accessory dwelling units within an existing bedroom of existing single-family residences involving negligible expansion of existing residential use and any required interior and/or exterior alterations will not increase the floor area of the residential structure.*

**11. OTHER – No Items for Discussion**

**12. ADJOURNMENT**

**Future City Council Meetings: May 15, 2017; June 5, 2017; June 19, 2017**