



**CITY OF PLEASANT HILL
CITY COUNCIL MEETING AGENDA
OCTOBER 2, 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, 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 PROCLAMATION Designating October 1 - October 7, 2017 as 4-H Week in Pleasant Hill

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)

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 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: September 15, 2017 and September 22, 2017

7.2 APPROVE Minutes for the Regular City Council Meetings of September 11, 2017 and September 18, 2017

7.3 APPROVE Appointment Recommendations to the Contra Costa County Advisory Council on Aging and the Diablo Vista Water Advisory Board

7.4 ADOPT Resolution No. ___-17 Authorizing the City Manager to Execute a Professional Services Agreement with PFM Financial Advisors LLC and Appropriating Necessary Funding

7.5 ADOPT Resolution No. ___-17 Amending the Budget for the Pleasant Hill Road Improvements (Taylor Boulevard to Gregory Lane) Project G-24 to Incorporate New Funding by Senate Bill 1: The Road Repair and Accountability Act

8. ADMINISTRATION AND FINANCE – No Items for Discussion

9. PUBLIC WORKS AND COMMUNITY DEVELOPMENT

9.1 PUBLIC HEARING and INTRODUCTION of Cannabis Regulations: Personal Cultivation (Ordinance No. ___); Medical Retail Sales (Ordinance No. ___); and Adult Use (Recreational) Sales (Ordinance No. ___)

Business and Professions Code section 26055, subdivision (h), provides that the California Environmental Quality Act (“CEQA”) does not apply to the adoption of an ordinance, rule, or regulation by a local jurisdiction that requires discretionary review and approval of permits, licenses, or other authorizations to engage in commercial cannabis activity, so long as the discretionary review includes any applicable environmental review pursuant to CEQA. The draft ordinance would conditionally authorize cannabis retailers subject to the granting of a use permit, which involves discretionary review that would be subject to environmental review pursuant to CEQA. Therefore, the adoption of the zoning ordinance to conditionally allow cannabis retailers subject to the granting of a use permit is statutorily exempt from environmental review. In addition,

9. PUBLIC WORKS AND COMMUNITY DEVELOPMENT

- 9.1 PUBLIC HEARING and INTRODUCTION of Cannabis Regulations: Personal Cultivation (Ordinance No. ____); Medical Retail Sales (Ordinance No. ____); and Adult Use (Recreational) Sales (Ordinance No.____) - continued

to the extent the ordinance prohibits commercial cannabis uses from establishing in the City, the ordinance is exempt from environmental review pursuant to the common sense exception (14 CCR 15061(b)(3)) because CEQA only applies to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that prohibiting new commercial cannabis uses from establishing in the City will not have a significant effect on the environment because the prohibition limits certain development in the City.

Further, the amendments to the personal cannabis cultivation regulations are exempt from further CEQA review pursuant to the Class 3 and 4 exemptions (Cal. Code of Regs., tit. 14, §§ 15303, 15304). Outdoor cultivation of cannabis for personal use involves minor private alterations in the condition of land, water, and/or vegetation akin to new gardening or landscaping of private residential property. Indoor cultivation may involve the installation of new small structures, new small equipment in existing small structures or the conversion of existing small structures to indoor cultivation use involving only minor changes to the exterior of the structure. Both indoor and outdoor cultivation will be subject to reasonable regulations that will prevent any significant changes to the character or use of private residential properties in the City.

- 9.2 UPDATE on Housing in Pleasant Hill

10. OTHER – No Items for Discussion

11. ADJOURNMENT

Future City Council Meetings: October 16, 2017; November 6, 2017; November 20, 2017

Note: Beginning January 8, 2018, City Council meetings will start at 7:00 p.m.