

*****SPECIAL MEETING DATE*****



**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
MAY 3, 2023
6:30 PM**

For the full agenda packet with all reports: [Full Agenda Packet](#)

For individual staff reports and attachments: [Individual Reports and Attachments](#)

www.pleasanthillca.org (925) 671-5209

**CHAIR: ALEX KHALFIN VICE CHAIR: CELIA CHIANG
MEMBERS: BRENDAN CHENEY, DAVID FIELD, JIHAWNA JOHNSON, DARIEN KEY, CHADWICK WYLER**

The meeting will be held both in person at City Hall, City Council Chambers, 100 Gregory Lane, Pleasant Hill, CA 94523 and remotely via Zoom, in accordance with the Ralph M. Brown Act.

Watch on YouTube at: www.pleasanthillca.org/planningcom

To provide comments via teleconference, click on the meeting link, and enter the meeting ID and Passcode (both will change each meeting):

Meeting link: www.zoom.us

Meeting ID: 834 3758 6719

Passcode: 136087

Public Communication: The public is welcome to address the Planning Commission on items not listed on the agenda, but within the Commission's jurisdiction, during the general Public Comment period. At the time they are discussed, the Public may also comment on additional agenda items.

Public Participation Options

- 1. Watch the Meeting via Youtube Livestream at www.pleasanthillca.org/planningcom.**
- 1. Submit Written Comments, by 4 pm the Day of the Meeting, to planning@pleasanthillca.org** (comments received by the deadline will be provided to the Planning Commission before the meeting). Please specify that the correspondence is for public comment at the Commission meeting.
- 1. Make Public Comment During the Meeting**
When the Chair invites public comment (or public comments on specific agenda items), you may participate in one of the following three ways:

A Via Zoom

Go to www.Zoom.us using your computer/smart device, and enter the Meeting ID and Passcode provided near the top of this page. We ask that you state your name and city of residence for the record, when you start your comments. Please use the "Raise hand" feature in Zoom. You will not be seen or heard until it is your turn to speak. You will be invited into the meeting and asked to speak when it is your turn.

B. Via Phone

Call (669) 900-6833, and enter the Zoom Meeting ID and Passcode. Press *9 to “raise your hand” and alert staff that you wish to speak.

C. In Person

Please fill out a speaker's card, available at the entry to the Council Chambers, and turn it in to the staff liaison.

If, due to a disability, a reasonable accommodation is needed to participate in this meeting, please refer to the “Providing Accessible Communication to the Public Under the Americans with Disabilities Act and AB 2449” document, online at www.pleasanthillca.org/accessiblecommunications, and contact the Planning Division a minimum of 48 hours in advance of the meeting at (925) 671-5209 or via California Relay at 711.

Meeting Broadcasts: Planning Commission meetings are also recorded and broadcasted on Comcast Channel 28, U-Verse Channel 99, and Wave Channel 29 on the Thursday and Saturday following the Tuesday meeting at 7:00 p.m.

Agendas are available for review on the City Hall official noticing bulletin board (100 Gregory Lane) and on the City’s website at www.pleasanthillca.org/agendas. Materials related to an item on this agenda, submitted after distribution of the agenda packet, are available for public inspection by contacting the Planning Division office at planning@pleasanthillca.org or calling 925-671-5209. Such documents are also available on the City of Pleasant Hill website at www.pleasanthillca.org, subject to staff’s ability to post the documents before the meeting. An appeal to the City Council of either the decision, or of the conditions of approval of the Planning Commission, must be filed in writing with the City within 10 calendar days of the mailed notice of decision. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled.

CALL TO ORDER**PLEDGE OF ALLEGIANCE****ROLL CALL****STAFF INTRODUCTIONS****PUBLIC COMMENT**

The public is welcome at this time to address the Planning Commission on any item, with the exception of items scheduled for Public Hearing. 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. To participate in the video/teleconference meeting, please see the Public Participation Option above.

MINUTES**PUBLIC HEARINGS**

1. CITY OF PLEASANT HILL 2040 GENERAL PLAN, 2023-2031 HOUSING

ELEMENT AND AN ENVIRONMENTAL IMPACT REPORT

The Planning Commission is requested to conduct a public hearing to consider a recommendation to the City Council on the following requests:

A. General Plan Update & Housing Element Environmental Impact Report (“EIR”)

Per Government Code section 65353 the Planning Commission must “review and recommend action on a proposed general plan or proposed amendments to the general plan” at “at least one public hearing before approving a recommendation on the adoption or amendment of a general plan.” As the City’s Planning Commission is required to make a recommendation to the City Council with regard to the City Of Pleasant Hill General Plan Update & Housing Element, it must first review and consider the EIR for the General Plan Update & Housing Element (CEQA Guidelines §15025(c).)

B. General Plan Update

The Pleasant Hill 2040 General Plan is a long-range plan that guides decision-making and established rules and standards for new development and city improvements. It reflects the community's vision for the future and is intended to provide direction through the year 2040. The 2040 General Plan process, which began in March 2019, included several community engagement events where community input was solicited to help guide the future of the City. The Pleasant Hill 2040 General Plan implements the requirements of State law by addressing the seven mandatory elements and one optional element. The General Plan includes the following elements:

- Economic and Economy
- Land Use
- Housing
- Transportation and Circulation
- Public Facilities, Services, and Infrastructure
- Open Space, Parks, and Recreation
- Environment
- Hazards and Safety

C. Housing Element

Adoption of the Housing Element for the 2023-2031 planning period. The purpose of the Housing Element is to ensure that there is adequate land in place to accommodate Pleasant Hills’ fair share of new residents. The City adopted the existing Housing Element in 2016 for the planning period of 2015-2023. The 2023-2031 Housing element identifies and addresses housing needs through 2031 and includes significant updates for compliance with State housing law. Following adoption, the City must submit the Adopted Housing Element to HCD for follow-up review.

CEQA: Pursuant to State CEQA Guidelines Section 15080, a Draft Environmental Impact Report was prepared for the proposed entitlements by the City of Pleasant Hill.

Project Planner: Troy Fujimoto, 925-671-5224, TFujimoto@pleasanthillca.org

DISCUSSION ITEMS

1. STAFF COMMUNICATIONS

Staff may provide the Commission with a brief update on matters of general interest and/or suggest topics for consideration on future agendas.

COMMISSIONER REPORTS AND ANNOUNCEMENTS

Adjourn to the next scheduled meeting of the Planning Commission on May 9, 2023 at 5:00 PM.

100 Gregory Lane, Pleasant Hill, CA 94523-3323 – (925) 671-5209
www.pleasanthillca.org