



**SPECIAL MEETING AGENDA  
CITY OF PLEASANT HILL PLANNING COMMISSION  
NOVEMBER 29, 2023  
6:30 PM**

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

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

**\*\*\*NOTE SPECIAL MEETING DATE\*\*\***

[www.pleasanthillca.org](http://www.pleasanthillca.org) (925) 671-5209

CHAIR: CHADWICK WYLER    VICE CHAIR: BRENDAN CHENEY  
MEMBERS: DIANA VAVREK, ALEX KHALFIN, CELIA CHIANG, DAVID FIELD, DARIEN KEY

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

**You may watch the meeting on YouTube at:** [www.pleasanthillca.org/planningcom](http://www.pleasanthillca.org/planningcom)

**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 comment on agenda items.

**Public Participation Option**

The Planning Commission will welcome in-person comments, as well as any written correspondence submitted via email or through the mail on any agenda item, or a general statement on a non-agenda item. The City requests that you please fill out a speaker's card, available at the entry to the Council Chambers, and turn it in to the staff liaison, when participating and providing in-person comments.

Copies of all comments received up until 4:00 p.m. on the day of a meeting will be provided to that hearing body prior to the meeting. Any email or written correspondence received by 4:00 p.m. will also be included in the meeting minutes as received public comment.

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](http://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](http://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](mailto:planning@pleasanthillca.org) or calling 925-671-5209. Such documents are also available on the City of Pleasant Hill website at [www.pleasanthillca.org](http://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.

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## **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.

## **PUBLIC HEARINGS**

1. ZONING ORDINANCE AMENDMENT - HOUSING ELEMENT RELATED LAND USE AND DEVELOPMENT STANDARDS FOR RESIDENTIAL AND MIXED-USE ZONES, CITY-WIDE, CITY-WIDE

The Planning Commission is requested to consider a recommendation to the City Council on proposed amendments to the existing residential zoning district land use and development standards (Chapter 18.20), as well as proposed land use and development standards for new mixed-use zoning districts (Chapter 18.22). Related amendments are also proposed to Chapter 18.50 - Use classification, Chapter 18.55 - Off-street parking and loading regulations, Chapter 18.140 – Definitions and other corresponding sections. The proposed zoning ordinance amendments are necessary to implement the goals and policies of the recently adopted 2040 General Plan and 2023-2031 Housing Element.

CEQA: Pursuant to Public Resources Code section 21166 and CEQA Guidelines section 15162, no further environmental review is required for the proposed ordinance amendments as the previously certified EIR for the 2040 General Plan adequately addressed the environmental impacts of the proposed land use changes and the scope of the proposed amendments is not more intensive than what was analyzed in the EIR.

Project Planner: Haley Croffoot, 925-671-5297, [HCroffoot@pleasanthillca.org](mailto:HCroffoot@pleasanthillca.org)

## **DISCUSSION ITEMS**

1. STATUS OF CURRENT PLANNING PROJECTS

Staff will provide the Planning Commission with a brief status report on active pending applications. At their discretion, Commissioners may ask questions and receive an update from staff regarding the status of any pending application.

1. Current Planning Projects
2. 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**

**COMMUNICATIONS**

Adjourn to a regular meeting of the Planning Commission on December 12, 2023, starting at 6:30 PM, via teleconference.