

CITY OF PLEASANT HILL

NOTICE OF

PUBLIC HEARING

CITY COUNCIL

MISCELLANEOUS ZONING ORDINANCE AMENDMENTS

Citywide, City of Pleasant Hill

NOTICE IS HEREBY GIVEN by the City of Pleasant Hill that the City Council will hold a public hearing to consider recommendations from the Planning Commission concerning a proposed zoning ordinance amendment to various sections of the Pleasant Hill Zoning Ordinance. The proposed amendment would include the following:

- Repealing Section 18.20.080 related to Large Family Day Care Homes (and modifying Sections 18.15.020 and 18.20.020)
- Removing and replacing Section 18.20.095 & 100 related to Junior Accessory and Accessory Dwelling Units (and modifying Section 18.20.050)
- Chapter 18.30 related to Planned Unit Development Districts
- Chapter 18.55 related to Off-Street Parking and Loading Provisions
- Chapter 18.125 related to Zoning Ordinance Amendments (related to Limitations on Residential Rezoning)
- Other conforming amendments to the zoning ordinance for the topics listed above.

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 from CEQA. The City as the lead agency has determined with certainty that the proposed activity will not have a significant effect on the environment as the proposed amendments are intended to comply with applicable State provisions, streamline implementation and administration of the zoning ordinance, correct inconsistencies and clarify ambiguities. In addition, under California Public Resources Code section 21080.17, the California Environmental Quality Act (“CEQA”) does not apply to the adoption of an ordinance by a city or county implementing the provisions of section 65852.2 of the Government Code, which is California’s ADU law and which also regulates JADUs, as defined by section 65852.22. Therefore, the proposed ordinance is statutorily exempt from CEQA in that the proposed ordinance implements the State’s ADU law. Lastly, the proposed ordinance is also categorically exempt from CEQA under the Class 3 exemption set forth in State CEQA Guidelines section 15303. The Class 3 exemption categorically exempts from CEQA, among other things, the construction and location of new, small structures and the conversion of existing small structures from one use to another. Section 15303 specifically lists the construction of appurtenant accessory structures and garages as examples of activity that expressly falls within this exemption.

The City Council will conduct the public hearing starting **at 7:00 p.m. on Monday, January 13, 2020**, in the City Council Chambers, 100 Gregory Lane, Pleasant Hill. Interested persons will be heard at that time.

NOTICE IS ALSO GIVEN pursuant to Government Code Section 65009(B) that, if this matter is subsequently challenged in Court by you or others, you may be limited to raising only those issues you or someone else has raised at a Public Hearing described in this notice or in written correspondence delivered to the City of Pleasant Hill at, or prior to, the Public Hearing.

For information on this matter, please call or email Troy Fujimoto, at (925) 671-5224 or tfujimoto@pleasanthillca.org.

Troy Fujimoto
Zoning Administrator