MINUTES OF THE
REGULAR MEETING – CITY COUNCIL
July 1, 2019

Mayor Ken Carlson called a Regular Meeting of the City Council to order at 7:06 PM in the Council Chambers, 100 Gregory Lane, Pleasant Hill, CA, complete proceedings of which were electronically recorded. The meeting agenda was posted on the outdoor bulletin board at the above address on June 25, 2019 by Deputy City Clerk Juanita Davalos.

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

<table>
<thead>
<tr>
<th>Attendee Name</th>
<th>Title</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ken Carlson</td>
<td>Mayor</td>
<td>Present</td>
</tr>
<tr>
<td>Matthew Rinn</td>
<td>Vice Mayor</td>
<td>Present</td>
</tr>
<tr>
<td>Timothy M. Flaherty</td>
<td>Councilmember</td>
<td>Present</td>
</tr>
<tr>
<td>Michael Harris</td>
<td>Councilmember</td>
<td>Present</td>
</tr>
<tr>
<td>Sue Noack</td>
<td>Councilmember</td>
<td>Present</td>
</tr>
</tbody>
</table>

3. PRESENTATIONS

None

4. CITY MANAGER COMMENTS

June Catalano, City Manager, reported on:

*The Fourth of July celebratory events in Pleasant Hill; and
*The Bell Brothers band playing at the Sunset by the Lake concert on July 7, 2019.

5. COUNCIL ANNOUNCEMENTS AND REPORTS

5.1. Reports from Councilmembers on Meetings or Conferences Attended at City Expense

None

5.2. Announcements from Councilmembers

Councilmember Harris reported watching the Pleasant Hill Police Department staff and families participate in the Special Olympics Northern California Torch Run. Councilmember Harris also reported his attendance at the Sunset by the Lake concert and the Downtown Pleasant Hill Summer concert. He reported meeting Katie Koontz, the new principal of Gregory Gardens Elementary School.

Vice Mayor Rinn reported watching the Special Olympics Northern California Torch Run. He also reported his attendance at the Sunset by the Lake concert and an event for Senator Bill Dodd hosted by the International Brotherhood of Electrical Workers.

Councilmember Flaherty reported his attendance at the Sunset by the Lake concert.

Mayor Carlson reported his participation at the Family Caregiver Alliance and the Contra Costa Association of Realtors meeting. Mayor Carlson reported his attendance at the funeral for
Sacramento Police Officer Tara O'Sullivan, who was killed in the line of duty, and at the Contra Costa County Fire Protection District Academy 53 graduation.

6. **PUBLIC COMMENT**

Mayor Carlson opened public comment.

There was no public comment.

Mayor Carlson closed public comment.

7. **CONSENT CALENDAR**

<table>
<thead>
<tr>
<th>RESULT:</th>
<th>ADOPTED [UNANIMOUS]</th>
</tr>
</thead>
<tbody>
<tr>
<td>MOVER:</td>
<td>Michael Harris, Councilmember</td>
</tr>
<tr>
<td>SECONDER:</td>
<td>Matthew Rinn, Vice Mayor</td>
</tr>
<tr>
<td>AYES:</td>
<td>Carlson, Rinn, Flaherty, Harris, Noack</td>
</tr>
</tbody>
</table>

7.1. Minutes Approval

(A) City Council - Regular Meeting - Jun 17, 2019 7:00 PM

7.2 Approve Checks Dated: June 14, 2019; June 21, 2019

7.3 Accept Update on Contra Costa Transportation Authority and TRANSPAC

7.4 Adopt Resolution No. 35-19 Authorizing the Mayor to Execute and Submit the Contra Costa Transportation Authority Biennial Compliance Checklist for Calendar Years 2016 and 2017 for Allocation of Fiscal Years 2017/2018 and 2018/2019 Local Streets Maintenance and Improvement Funds

7.5 Adopt Resolution No. 36-19 Authorizing the City Manager to Enter into an Agreement with Mount Diablo Unified School District to Provide a School Resource Officer

8. **ADMINISTRATION AND FINANCE**

None
9. PUBLIC WORKS AND COMMUNITY DEVELOPMENT

9.1. Commercial Cannabis Ordinances

A) Public Hearing and Introduction of Ordinance No. ___ Amending Pleasant Hill Municipal Code Sections 18.15.040, 18.20.070, 18.25.020, 18.50.140 and 18.140.010, and Adding Section 18.25.170 Entitled “Cannabis Retailers,” to Prohibit all Commercial Cannabis Uses and to Conditionally Allow Medical Cannabis Retailers in the Light Industrial (LI), General Commercial (C) and Professional and Administrative Offices (PAO) Zoning Districts

Troy Fujimoto, Interim City Planner, provided background on the proposed ordinance amendment for consideration and a proposed ordinance for business permit regulations.

Councilmember Noack asked about the 12-month validity and the renewal process for the business permit ordinance. Mr. Fujimoto responded that a resubmission would be required and noted that a fingerprinting process may be necessary.

Mayor Carlson opened public comment.

Laura del Castillo, Greenwise/Garden of Eden, expressed support for allowing storefront operations. She noted that a letter was provided to the City regarding the benefits of storefront dispensaries and related regulations. Ms. del Castillo described some of the benefits of storefront operations and invited the City Council to visit the Garden of Eden cannabis dispensary.

Steve Schramm, Pleasant Hill, reminded Councilmembers that the Planning Commission had recommended allowing two storefront businesses for medical cannabis. He described the uses of medical cannabis and current options to access medical cannabis.

Mayor Carlson closed public comment.

Councilmembers engaged in discussing various aspects of dispensing medical cannabis including possible surveys of nearby cities; allowance of a second story retail option; possible economic benefits and tax exemptions; the regulation of delivery services; and the usage of light industrial areas to host the cannabis businesses.

Councilmember Noack expressed her appreciation for the work of the Planning Commission and the comments from Ms. del Castillo and noted that she is cautious due to high school students having access to cannabis.

Vice Mayor Rinn voiced his agreement that this is a good first step and would be open to future possibilities. He expressed his support for being cautious by starting with current proposal.

Councilmember Flaherty commented on the opportunity for storefront operations being currently presented and expressed his concern about losing such an opportunity as businesses look to other communities.
Councilmember Noack suggested moving forward with the ordinance as proposed and exploring the idea for allowing retail storefront businesses at a later time.

Janet Coleson, City Attorney, suggested returning on July 15, 2019 with amended language.

Councilmember Harris requested that staff research the retail district aspect and commented on sales tax.

Mr. Fujimoto commented on the limitation to second story in retail business district and Councilmembers continued their discussion regarding this issue.

Councilmember Flaherty made a substitute motion for the ordinance to be heard on July 15, 2019 and allowing the possibility of up to two delivery only businesses being limited to the second floor of the retail business district. Mayor Carlson seconded the substitute motion.

RESULT: CONTINUED [4 TO 1]
MOVER: Timothy M. Flaherty, Councilmember
SECONDER: Ken Carlson, Mayor
AYES: Carlson, Rinn, Flaherty, Noack
NAYS: Harris


Mr. Fujimoto confirmed that the only change would be allowing the restriction to the second story of retail/business districts.

Councilmembers and Mr. Coleson engaged in discussions concerning fingerprinting; background checks; signage; landscaping and times of operation.

Mayor Carlson opened public comment.

Ms. del Castillo commented on burdensome renewal processes and allowing an extension if extensive information is requested for renewal. She also commented on State regulations regarding hours of operation.

Mayor Carlson closed public comment.

Councilmembers and Ms. Coleson continued discussing the proposed business permit ordinance.

Councilmember Noack made a motion to continue item 9.1 B to July 15, 2019, which was seconded by Councilmember Flaherty.
10. **OTHER**

None

11. **ADJOURNMENT**

Mayor Carlson adjourned the meeting in memory of Officer Tara O'Sullivan at 8:04 PM. The next regular meeting will be held on Monday, July 15, 2019, beginning at 7:00 pm.

[Signature]

CAROL W. WU, CITY CLERK