



NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Brentwood will, at 7:00 p.m. or as soon thereafter as the normal course of business permits, meet at the Council Chambers, located at 150 City Park Way, in Brentwood, on December 3, 2024, and hold a public hearing to consider:

An application for a Conditional Use Permit (CUP 24-007) to establish a 4,190 square foot restaurant known as Namaste that would also serve beer and wine and occupy more than 15% of the existing building "C" located within the Lone Tree Crossings commercial center at 6842 Lone Tree Way (APN 019-010-052).

The City previously certified a mitigated negative declaration (MND) and accompanying Mitigation Monitoring Plan, by passage of Resolution No. 2006-157, for the Lone Tree Town Plaza project. The MND identified several potentially significant impacts; however, mitigation measures were incorporated to reduce those impacts to less than significant levels. These mitigation measures are included as project-specific conditions of approval. The requested conditional use permit (CUP 24-007) application involves no (1) substantial changes in the project which will require major revisions of the previous EIR and/or MNDs due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) substantial changes with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was adopted, that shows that (A) the project will have one or more significant effects not discussed in the previous MND; (B) significant effects previously examined will be substantially more severe than shown in the previous MND; (C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) mitigation measures or alternatives which are considerably different from those analyzed in the previous MNDs would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. Therefore, per 14 CCR §§ 15162, no additional environmental review is necessary for the requested conditional use permit at this time.

Additionally, the proposed project qualifies for a Class 1 categorical exemption under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities), as the use will be established within an existing building located within an existing commercial center and will include only minor interior alterations (i.e., tenant improvements) and thus involves negligible or no expansion of existing or former uses.

The project further qualifies for a Class 32 categorical exemption under CEQA Guidelines Section 15332 (In-Fill Development Projects) as the proposed project is consistent with the applicable General Plan designation, as well as with applicable zoning designation and regulations, are proposed on a project site less than 5 acres in size, have no value as habitat for endangered species, would not result in significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by all utilities and public services.

Applicant: Glenn Cunningham

HOW VIEW AND PARTICIPATE

The public is invited to participate in the Planning Commission meeting using any of the following methods:

1. IN PERSON:

- a. Members of the public can provide in-person comments in the Council Chambers. Members of the public are encouraged, but not required, to fill out a speaker card. The Council Chambers will have seating available for members of the public to attend in person up to full seating capacity.

2. REMOTE:

- a. **Zoom:** <https://www.brentwoodca.gov/planningmeetingonline> or **Zoom Webinar ID:** 87350296630
- b. **Zoom Phone Numbers.** Dial Toll Free: (877) 853-5247 or (888) 788-0099 or (833) 548- 0276.
- c. During the meeting, each period for public comment will be announced, and participants may use the "Raise Hand" feature on Zoom to request to speak. ***(If you need instructions on how to use this feature, please contact the Planning Administrative Secretary by noon of the meeting date at planning@brentwoodca.gov or 925.516.5433.)***

3. E-MAIL

- a. Public comments can also be submitted via e-mail to planning@brentwoodca.gov. Any public comments received up until 3:00 p.m. of the meeting date will be:
 1. distributed to the Planning Commission via email before the meeting,
 2. posted online for public inspection at www.brentwoodca.gov/meetings and
 3. later summarized in the meeting minutes.
- b. As e-mails containing public meeting comments are part of the official record, note that personal contact information may be published if it is included with your e-mail.

4. TO WATCH OR LISTEN ONLY:

- a. The public may view the meeting via one-way video feed by selecting the video option at the City Council Agendas' link on the City webpage at www.brentwoodca.gov

The City cannot guarantee that its network, website, and/or the Zoom system will be uninterrupted. To ensure that the Planning Commission receives your comments prior to taking action, **you are strongly encouraged to submit them in advance of the meeting by 3:00 p.m.** As e-mails containing public meeting comments are part of the official record, note that personal contact information may be published if it is included with your e-mail.

In addition, any other disclosable public records related to an agenda item for the open session of this meeting distributed to all or a majority of the Planning Commission less than 72 hours before any meeting will be made available online shortly thereafter.

There is a 90-day limit for the filing of a challenge in court to certain City decisions that require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure §1094.6). Moreover, if you challenge this action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Brentwood Planning Commission at, or prior to, the public hearing.

Further information may be obtained from Associate Planner Sarah Yuwiler [(925) 516-5136 or syuwiler@brentwoodca.gov] in the Community Development Department of the City of Brentwood.

