



## PLANNING COMMISSION MINUTES

**Date:** December 5, 2023, 7:00 p.m.  
**Location:** City Council Chambers  
150 City Park Way  
Brentwood, CA 94513

### A. CALL TO ORDER & ROLL CALL

Chairperson Roberts called the meeting to order at 7:00 PM and found the following members present: Brand, Flohr, Sparling, Zeigler and Roberts.

### B. PLEDGE OF ALLEGIANCE

Chairperson Roberts led the pledge of allegiance.

### C. PUBLIC COMMENTS

There were none.

The Commission received 0 public comments that were sent via email or otherwise for the Commission's consideration. Copies of these comments would be made available on the City's website on the 'Meeting Information' page, if there were any.

### D. CONSENT CALENDAR

**Moved by:** Dirk Zeigler, Commissioner

**Seconded by:** Rod Flohr, Commissioner

Ayes (4): Rod Flohr, Commissioner, Anita Roberts, Chairperson, David Sparling, Vice Chairperson, and Dirk Zeigler, Commissioner

Abstained (1): Kristopher Brand, Commissioner

### Motion Approved (4 to 0)

D.1 Regular Planning Commission Minutes - November 7, 2023

### E. PUBLIC HEARINGS

E.1 Application for Vesting Tentative Subdivision Map and Design Review approval for the Lone Tree Way residential project.

Associate Planner, Miguel Contreras, presented the staff report for this item.

The Commissioners asked questions of staff.

Chairperson Roberts opened the public hearing.

Applicant, Jackie Seeno, spoke regarding the project.

Ryan Tulchinsky spoke regarding the project.

Marisol Valles spoke regarding the project.

Leanne Alfaro spoke regarding the project.

The Commission received 1 public comment regarding this item that was sent via email or otherwise for the Commission's consideration after the packet was published.

The Commissioners asked questions of the applicant.

The Commissioners discussed the project.

**Close public hearing**

**Moved by:** Rod Flohr, Commissioner

**Seconded by:** David Sparling, Vice Chairperson

Ayes (5): Kristopher Brand, Commissioner, Rod Flohr, Commissioner, Anita Roberts, Chairperson, David Sparling, Vice Chairperson, and Dirk Zeigler, Commissioner

**Motion Approved (5 to 0)**

**Moved by:** Dirk Zeigler, Commissioner

**Seconded by:** David Sparling, Vice Chairperson

Adopt Resolution No. 23-038 recommending that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project, as further detailed in the staff report.

Ayes (5): Kristopher Brand, Commissioner, Rod Flohr, Commissioner, Anita Roberts, Chairperson, David Sparling, Vice Chairperson, and Dirk Zeigler, Commissioner

**Motion Approved (5 to 0)**

**Moved by:** David Sparling, Vice Chairperson

**Seconded by:** Anita Roberts, Chairperson

Adopt Resolution No. 23-039 recommending that the City Council approve the Vesting Tentative Subdivision Map application (VTSM 9597), with changes to reflect the recommended addition of two new

duet units, the loss of the five-unit shared housing arrangement, and associated waivers that may be necessary to accomplish the same.

Ayes (5): Kristopher Brand, Commissioner, Rod Flohr, Commissioner, Anita Roberts, Chairperson, David Sparling, Vice Chairperson, and Dirk Zeigler, Commissioner

**Motion Approved (5 to 0)**

**Moved by:** David Sparling, Vice Chairperson

**Seconded by:** Rod Flohr, Commissioner

Adopt Resolution No. 23-040 recommending that the City Council approve the Design Review (DR 22-005), with changes to reflect the recommended addition of two new duet units, and the loss of the five-unit shared housing arrangement.

Ayes (5): Kristopher Brand, Commissioner, Rod Flohr, Commissioner, Anita Roberts, Chairperson, David Sparling, Vice Chairperson, and Dirk Zeigler, Commissioner

**Motion Approved (5 to 0)**

**F. INFORMATIONAL REPORTS FROM COMMITTEES AND UPCOMING MEETING SCHEDULE**

TRANSPLAN Committee (Brand) 2nd Thursday of every month

Design Review Subcommittee (Flohr/Zeigler) 2nd and 4th Thursday of every month

Land Use and Development Committee (Roberts) 3rd Monday of every month.

**G. REQUEST FOR FUTURE AGENDA ITEMS**

G.1 NEW REQUEST(S)

Vice Chairperson Sparling and Chairperson Roberts requested that staff bring back information on the development of defensible space standards, particularly as they relate to procuring homeowners' insurance in residential developments. Staff responded that this issue would likely be addressed with the development of Objective Design Standards, beginning with a City Council workshop on December 12, and that staff would update the Planning Commission throughout the process.

**H. ADJOURNMENT**

**Meeting adjourned at 10:41 PM**

**Moved by:** Dirk Zeigler, Commissioner

**Seconded by:** Rod Flohr, Commissioner

Ayes (5): Kristopher Brand, Commissioner, Rod Flohr, Commissioner, Anita Roberts, Chairperson, David Sparling, Vice Chairperson, and Dirk Zeigler, Commissioner

**Motion Approved (5 to 0)**