



PLANNING COMMISSION MINUTES

Date: February 20, 2024, 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, Johnson, Sparling 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

D.1 Regular Planning Commission Minutes - January 16, 2024

Moved by: David Sparling, Vice Chairperson

Seconded by: Rod Flohr, Commissioner

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

Motion Approved (5 to 0)

E. PUBLIC HEARINGS

E.1 An amendment to a conditional use permit (CUP 00-09-A2) to allow modifications to the existing ARCO gas station and carwash located at 2250 Balfour Road.

Senior Planner, Jennifer Hagen, presented the staff report for this item.

The Commissioners asked questions of staff.

Chairperson Roberts opened the public hearing.

Kurt Wagenknecht of K12 Architects, representing the applicant, spoke regarding the item.

Sinziana Todor spoke regarding the item.

Danny Dorhmann spoke regarding the item.

The Commission received 0 public comments regarding this item that were 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: Kristopher Brand, Commissioner

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

Motion Approved (5 to 0)

Moved by: David Sparling, Vice Chairperson

Seconded by: Gerald Johnson, Commissioner

Adopt Resolution No. 24-007, approving the amendment to Conditional Use Permit No. 00-09 (CUP 00-09-A2) to allow a modification to the existing ARCO gas station and carwash located at 2250 Balfour Road, as conditioned.

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

Motion Approved (5 to 0)

- E.2 Application for a Conditional Use Permit amendment to modify the hours of operation and enrollment for Vineyard Academy Christian School, as well as a new pedestrian connection and driveway along Grant Street.

Senior Planner, Jennifer Hagen, presented the staff report for this item.

The Commissioners asked questions of staff.

Chairperson Roberts opened the public hearing.

Applicant, Mike Curtis, spoke regarding the item.

Tom Guenette spoke regarding the item.

Danny Dohrmann spoke regarding the item.

Keith Schaefer spoke regarding the item.

Sinziana Todor spoke regarding the item.

Julie Schaefer spoke regarding the item.

The Commission received 2 public comments regarding this item that were 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: Kristopher Brand, Commissioner

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

Motion Approved (5 to 0)

Moved by: David Sparling, Vice Chairperson

Seconded by: Gerald Johnson, Commissioner

Adopt Resolution No. 24-006 approving a conditional use permit amendment (CUP 08-31-A5) to allow for modified hours of operation, increased enrollment from 160 to 230 (including new preschool aged children), and a new pedestrian connection and driveway (right-in and right-out only) along Grant Street for Vineyard Academy Christian School, located south of Grant Street between Adams Lane and Lone Oak Road (APN 016-040-009, 016-040-010, and 016-040-011), based on findings of fact, as conditioned.

Ayes (4): Kristopher Brand, Commissioner, Anita Roberts, Chairperson, David Sparling, Vice Chairperson, and Gerald Johnson, Commissioner

Noes (1): Rod Flohr, Commissioner

Motion Approved (4 to 1)

- E.3 Consideration and possible amendment of a conditional use permit (CUP 00-04-A1) for the Deer Ridge clubhouse, located at 801 Foothill Drive, south of Balfour Road (APN 007-100-131).

Vice Chairperson Sparling recused himself for the remainder of the meeting.

Planning Manager, Erik Nolthenius, presented the staff report for this item.

The Commissioners asked questions of staff.

Chairperson Roberts opened the public hearing.

Applicant, Sean McCauley, spoke regarding the item.

Tom Dalldorf spoke regarding the item.

Jeff Lucas spoke regarding the item.

Wil Steinhauer spoke regarding the item.

Bobby Juracich spoke regarding the item.

Victoria Sandberg spoke regarding the item.

Lars Sandberg spoke regarding the item.

Marlene Nice spoke regarding the item.

Marisol Valles spoke regarding the item.

Steve Silva spoke regarding the item.

The Commission received 7 public comments regarding this item that were 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: Kristopher Brand, Commissioner

Ayes (4): Kristopher Brand, Commissioner, Rod Flohr, Commissioner, Anita Roberts, Chairperson, and Gerald Johnson, Commissioner

Recused (1): David Sparling, Vice Chairperson

Motion Approved (4 to 0)

Moved by: Rod Flohr, Commissioner

Seconded by: Kristopher Brand, Commissioner

Adopt Resolution No. 24-008, approving an amendment to Conditional Use Permit No. 00-04 (CUP 00-04-A1) for the Deer Ridge clubhouse, located at 801 Foothill Drive, south of Balfour Road (APN 007-100-131), with the following changes: modify condition #5 to clarify that outdoor dining is allowed on the patio located on the west side of the building; modify condition #6 to clarify that closing time is 10:00 p.m. daily; modify condition #8 to clarify that music shall not be played after 9:00 p.m.; modify condition #9 to clarify that music associated with outdoor special events can occur any day during the week and shall not be played after 9:00 p.m.; delete condition #10 related to parking lot lighting; add condition #12 related to compliance with Brentwood Municipal Code Chapter 9.32 (Noise Regulations).

Ayes (4): Kristopher Brand, Commissioner, Rod Flohr, Commissioner, Anita Roberts, Chairperson, and Gerald Johnson, Commissioner

Recused (1): David Sparling, Vice Chairperson

Motion Approved (4 to 0)

F. BUSINESS ITEMS

G. INFORMATIONAL REPORTS FROM COMMITTEES AND UPCOMING MEETING SCHEDULE

TRANSPLAN Committee (Brand)	2nd Thursday of every month
Design Review Subcommittee (Flohr/Johnson)	2nd and 4th Thursday of every month
Land Use and Development Committee (Roberts)	3rd Monday of every month

H. REQUEST FOR FUTURE AGENDA ITEMS

H.1 NEW REQUEST(S)

Commissioner Brand, on behalf of Vice Chairperson Sparling, requested a future agenda item to consider recommending that the City Council direct staff to study in more detail traffic and safety

concerns in the vicinity of Grant Street and Adams Lane, with input from residents, Vineyard Academy Christian School, the Brentwood Union School District, and staff, exploring solutions that may alleviate resident concerns.

Commissioner Flohr requested a future agenda item to consider recommending that the City Council direct staff to study an open space protection act that follows up on the passage of Measure Q, including any relevant impacts to (for example) the General Plan's Conservation and Open Space Element and the City's right to farm ordinance.

I. ADJOURNMENT

Meeting adjourned at 12:17AM

Moved by: Gerald Johnson, Commissioner

Seconded by: Rod Flohr, Commissioner

Ayes (4): Kristopher Brand, Commissioner, Rod Flohr, Commissioner, Anita Roberts, Chairperson, and Gerald Johnson, Commissioner

Absent (1): David Sparling, Vice Chairperson

Motion Approved (4 to 0)