



## PLANNING COMMISSION MINUTES

**Date: September 17, 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, Roberts and Sparling.

### **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 - September 3, 2024

**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)**

### **E. BUSINESS ITEMS**

E.1 Applications for Design Review approval for two new single-family homes, including one exception from the Interim Objective Design Standards.

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

Commissioner Flohr asked questions of staff.

Chairperson Roberts opened the public comment.

Applicant, Henry Ortiz, spoke regarding the project.

Danny Bruce Dohrmann spoke regarding the project.

Janna spoke regarding the project.

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.

Chairperson Roberts closed public comment.

The Commissioners discussed the project.

**Moved by:** Rod Flohr, Commissioner

**Seconded by:** Kristopher Brand, Commissioner

Deny Resolution No. 24-038 approving a Design Review (DR24-008) application for a new 2,388 square-foot two-story home with a 430-square-foot garage and a 403-square-foot attached accessory dwelling unit (ADU) located at 171 Kayla Place (APN 016-010-006), based on noncompliance with the City's Interim Objective Design Standards, and direct staff to bring back a resolution with findings for denial at a future meeting.

Ayes (3): Kristopher Brand, Commissioner, Rod Flohr, Commissioner, and Anita Roberts, Chairperson

Noes (2): David Sparling, Vice Chairperson, and Gerald Johnson, Commissioner

### **Motion Approved (3 to 2)**

**Moved by:** Rod Flohr, Commissioner

**Seconded by:** Kristopher Brand, Commissioner

Deny Resolution No. 24-039 approving a Design Review (DR24-009) application for a new 1,997 square-foot two-story home with a 445-square-foot garage and a 359-square-foot attached ADU located at 175 Kayla Place (APN 016-010-005), based on noncompliance with the City's Interim Objective Design Standards, and direct staff to bring back a resolution with findings for denial at a future meeting.

Ayes (3): Kristopher Brand, Commissioner, Rod Flohr, Commissioner, and Anita Roberts, Chairperson

Noes (2): David Sparling, Vice Chairperson, and Gerald Johnson, Commissioner

**Motion Approved (3 to 2)**

**F. PUBLIC HEARINGS**

F.1 An amendment to the Brentwood Municipal Code to update Section 17.800.009(A)(2) to increase the notification radius for public hearing items from 300 feet to 1,000 feet.

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

Commissioner Brand had questions for staff.

Chairperson Roberts opened the public hearing.

Danny Dohrmann 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 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. 24-040 recommending that the City Council adopt an Ordinance to amend Section 17.800.009(A)(2) of the Brentwood Municipal Code to increase the notification radius for public hearing items from 300 feet to 1,000 feet.

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

**Motion Approved (5 to 0)**

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

TRANSPLAN Committee (Brand) every month	2nd Thursday of
Design Review Subcommittee (Flohr/Johnson) Thursday of every month	2nd and 4th
Land Use and Development Committee (Roberts) every month	3rd Monday of
Brentwood Municipal Code Review Committee (Brand) January and July	2nd Wednesday in

**H. REQUEST FOR FUTURE AGENDA ITEMS**

H.1 NEW REQUEST(S)

Vice Chairperson Sparling requested a future agenda item to discuss the status of the Zoning Ordinance Update. Planning Manager Nolthenius indicated that an informational e-mail will be sent to the Commission, and that if additional discussion was still needed after the Commission reviewed it, the request would be placed on a future agenda.

Vice Chairperson Sparling requested a future agenda item to discuss the possibility of updating the City's Affordable Housing Ordinance to reflect accommodations for individuals with specific types of employment (i.e., teachers, firefighters, and law enforcement personnel). Planning Manager Nolthenius indicated that an informational e-mail will be sent to the Commission, and that if additional discussion was still needed after the Commission reviewed it, the request would be placed on a future agenda.

**I. ADJOURNMENT**

**Meeting adjourned at 8:24 PM**

**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 Gerald Johnson, Commissioner

**Motion Approved (5 to 0)**