



PLANNING COMMISSION MINUTES

Date: March 18, 2025, 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, Jones and Roberts (remote).

B. PLEDGE OF ALLEGIANCE

Chairperson Roberts led the pledge of allegiance.

C. ANNOUNCEMENT OF AND SWEARING IN FOR THE RE-APPOINTMENT OF KRISTOPHER BRAND AND ROD FLOHR AND THE APPOINTMENT OF JEREMY JONES TO THE PLANNING COMMISSION FOR TWO-YEAR TERMS, EXPIRING DECEMBER 31, 2026

Mayor Meyer swore in Commissioners Brand, Flohr, and Jones.

Chairperson Roberts requested the Commission move items D and E to the end of the agenda adjacent to item J.

The Commission agreed and proceeded to Item F - Public Comments.

D. ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON FOR 2025 FOR THE PLANNING COMMISSION

Motion to elect Commissioner Flohr to serve as Chairperson

Moved by: Kristopher Brand, Commissioner

Seconded by: Anita Roberts, Chairperson

Ayes (4): Kristopher Brand, Commissioner, Rod Flohr, Commissioner, Anita Roberts, Chairperson, and Jeremy Jones, Commissioner

Noes (1): Gerald Johnson, Commissioner

Motion Approved (4 to 1)

Motion to elect Commissioner Brand to serve as Vice Chairperson

Moved by: Rod Flohr, Commissioner

Seconded by: Kristopher Brand, Commissioner

Ayes (5): Kristopher Brand, Commissioner, Rod Flohr, Commissioner, Anita Roberts, Chairperson, Jeremy Jones, Commissioner, and Gerald Johnson, Commissioner

Motion Approved (5 to 0)

E. ELECTION OF MEMBERS TO SERVE ON THE DESIGN REVIEW SUBCOMMITTEE, TRANSPLAN COMMITTEE AND BRENTWOOD MUNICIPAL CODE REVIEW COMMITTEE

Motion to elect Commissioner Johnson and Commissioner Jones to serve on the Design Review Subcommittee.

Moved by: Gerald Johnson, Commissioner

Seconded by: Rod Flohr, Commissioner

Ayes (5): Kristopher Brand, Commissioner, Rod Flohr, Commissioner, Anita Roberts, Chairperson, Jeremy Jones, Commissioner, and Gerald Johnson, Commissioner

Motion Approved (5 to 0)

Motion to elect Commissioner Brand to serve on the TRANSPLAN Committee.

Moved by: Kristopher Brand, Commissioner

Seconded by: Rod Flohr, Commissioner

Ayes (5): Kristopher Brand, Commissioner, Rod Flohr, Commissioner, Anita Roberts, Chairperson, Jeremy Jones, Commissioner, and Gerald Johnson, Commissioner

Motion Approved (5 to 0)

Motion to elect Commissioner Brand to serve on the Brentwood Municipal Code Review Committee.

Moved by: Kristopher Brand, Commissioner

Seconded by: Rod Flohr, Commissioner

Ayes (5): Kristopher Brand, Commissioner, Rod Flohr, Commissioner, Anita Roberts, Chairperson, Jeremy Jones, Commissioner, and Gerald Johnson, Commissioner

Motion Approved (5 to 0)

F. PUBLIC COMMENTS

Danny Dohrmann spoke.

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.

G. CONSENT CALENDAR

G.1 Regular Planning Commission Minutes - January 21, 2025

Moved by: Kristopher Brand, Commissioner

Seconded by: Rod Flohr, Commissioner

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

Abstained (1): Jeremy Jones, Commissioner

Motion Approved (4 to 0)

H. PUBLIC HEARINGS

H.1 A time extension for a previously approved amendment to Conditional Use Permit No. 00-04 (CUP 00-04-A1) for the Deer Ridge clubhouse

Chairperson Roberts recused from this item because her remote location was not received before the public hearing notice was issued.

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

Commissioners asked questions of staff.

The public hearing was opened.

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

There were no questions of the applicant.

The public hearing was closed.

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, Jeremy Jones, Commissioner, and Gerald Johnson, Commissioner

Recused (1): Anita Roberts, Chairperson

Motion Approved (4 to 0)

Moved by: Kristopher Brand, Commissioner

Seconded by: Rod Flohr, Commissioner

Adopt Resolution No. 25-005, approving a one-year time extension for the 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).

Ayes (4): Kristopher Brand, Commissioner, Rod Flohr, Commissioner, Jeremy Jones, Commissioner, and Gerald Johnson, Commissioner

Recused (1): Anita Roberts, Chairperson

Motion Approved (4 to 0)

I. BUSINESS ITEMS

I.1 Design Review for Fire Station 94

Commissioner Jones recused himself from this item.

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

The Commissioners asked questions of staff.

Chairperson Roberts opened public comment.

Applicant's Architect of DLR Group, Michael Ross, spoke regarding the item.

The Commissioners asked questions of the applicant.

Danny Dohrmann spoke regarding the item.

Bill spoke regarding the item.

Gene Lopez spoke regarding the item.

Roger Cocksedge spoke regarding the item.

Michael Gilmore spoke regarding the item.

Paul Radliff spoke regarding the item.

Daniel Duran spoke regarding the item.
Susanna Thompson spoke regarding the item.
Travis Martin spoke regarding the item.
Mike Clement spoke regarding the item.
Mike Meyokovich spoke regarding the item.
Clifton Louis spoke regarding the item.
Donald Hester spoke regarding the item.
Dolores Long spoke regarding the item.
Mark DeMarce spoke regarding the item.
Brian Oftedal spoke regarding the item.
Carolina Villaseca spoke regarding the item.
Unidentified speaker spoke regarding the item.
Christine spoke regarding the item.
Unidentified speaker spoke regarding the item.
Sinziana Todor spoke regarding the item.
Vincent Wells spoke regarding the item.
Unidentified speaker spoke regarding the item.

The Commission received 4 public comments regarding this item that were sent via email or otherwise for the Commission's consideration after the packet was published.

Chairperson Roberts closed public comment.

The Commissioners discussed the project.

Motion to continue to a date uncertain and direction to staff to obtain traffic, noise, and air quality studies and to present a more thorough explanation of why a CUP is not required.

Moved by: Gerald Johnson, Commissioner

Seconded by: Anita Roberts, Chairperson

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

Recused (1): Jeremy Jones, Commissioner

Motion Approved (4 to 0)

An application for Design Review (DR 24-013) to construct a new 8,137 square foot, two-story fire station, including two apparatus bays, living areas, and associated site improvements, on a 13,427 square foot parcel located at 739 First Street (APN 013-091-019).

Staff recommends that the Planning Commission adopt Resolution No. 25-004, approving DR 24-013, subject to certain findings and conditions.

The project qualifies as a Class 32 categorical exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In Fill Development Projects), inasmuch as the proposed fire station is consistent with the applicable General Plan designation, as well as with the applicable zoning designation and regulations, is proposed on a project site less than 5-acres in size, has 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.

J. INFORMATIONAL REPORTS FROM COMMITTEES AND UPCOMING MEETING SCHEDULE

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

K. REQUEST FOR FUTURE AGENDA ITEMS

K.1 NEW REQUEST(S)
None

L. ADJOURNMENT

Meeting adjourned at 12:11 AM
Moved by: Rod Flohr, Commissioner
Seconded by: Kristopher Brand, Commissioner

Ayes (5): Kristopher Brand, Commissioner, Rod Flohr, Commissioner, Anita Roberts, Chairperson, Jeremy Jones, Commissioner, and Gerald Johnson, Commissioner

Motion Approved (5 to 0)