



PLANNING COMMISSION MINUTES

Date: April 15, 2025, 7:00 p.m.
Location: City Council Chambers
150 City Park Way
Brentwood, CA 94513

A. CALL TO ORDER & ROLL CALL

Chairperson Flohr called the meeting to order at 7:00 PM and found the following members present: Brand, Jones, Roberts and Flohr. Commissioner Johnson was absent.

B. PLEDGE OF ALLEGIANCE

Chairperson Flohr led the pledge of allegiance.

C. PUBLIC COMMENTS

Danny Dohrmann spoke.

Paul Radliff spoke.

Roger Cocksedge spoke.

Margaret spoke.

Travis Martin spoke.

Mike Meyokovich 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.

D. CONSENT CALENDAR

D.1 Regular Planning Commission Minutes - April 1, 2025

Moved by: Kristopher Brand, Vice Chairperson

Seconded by: Jeremy Jones, Commissioner

Ayes (3): Kristopher Brand, Vice Chairperson, Rod Flohr, Chairperson, and Jeremy Jones, Commissioner

Abstained (1): Anita Roberts, Commissioner

Absent (1): Gerald Johnson, Commissioner

Motion Approved (3 to 0)

E. PUBLIC HEARINGS

- E.1 Conditional Use Permit for IMX Pilates located at 3870 Balfour Road, Suite E, within the City Block shopping center.

Associate Planner, Sarah Yuwiler, presented the staff report for this item.

There were no questions of staff.

The public hearing was opened.

Denise Cosgrove spoke on 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 public hearing was closed.

The Commissioners discussed the project.

Close public hearing

Moved by: Kristopher Brand, Vice Chairperson

Seconded by: Jeremy Jones, Commissioner

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

Absent (1): Gerald Johnson, Commissioner

Motion Approved (4 to 0)

Moved by: Kristopher Brand, Vice Chairperson

Seconded by: Jeremy Jones, Commissioner

Adopt Resolution No. 25-007 approving Conditional Use Permit No. 25-005, subject to certain findings and conditions.

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

Absent (1): Gerald Johnson, Commissioner

Motion Approved (4 to 0)

- E.2 Conditional Use Permit for The Wonder Workshop located at 1185 Second Street Suite F, within the Brentwood Town Centre shopping center.

Associate Planner, Sarah Yuwiler, presented the staff report for this item.

There were no questions of staff.

The public hearing was opened.

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 public hearing was closed.

The Commissioners discussed the project.

Close public hearing

Moved by: Kristopher Brand, Vice Chairperson

Seconded by: Jeremy Jones, Commissioner

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

Absent (1): Gerald Johnson, Commissioner

Motion Approved (4 to 0)

Moved by: Kristopher Brand, Vice Chairperson

Seconded by: Jeremy Jones, Commissioner

Adopt Resolution No. 25-008 approving Conditional Use Permit No. 25-004, subject to certain findings and conditions.

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

Absent (1): Gerald Johnson, Commissioner

Motion Approved (4 to 0)

F. BUSINESS ITEMS

- F.1 Design Review for a new 10,641 square foot, two-story industrial building, at 131 Technology Way.

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

Commissioner Roberts and Commissioner Jones asked questions of staff.

Chairperson Flohr opened the public comment.

Applicant, Ante Zovich, spoke regarding the project.

Applicants Architect, Don Stirling, spoke regarding the project.

The Commissioners asked questions of the applicant.

Ricardo Noguera, Economic Development Manager, spoke regarding the project.

Denise Cosgrove 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.

Chairperson Flohr closed public comment.

The Commissioners discussed the project.

Moved by: Jeremy Jones, Commissioner

Seconded by: Kristopher Brand, Vice Chairperson

Adopt Resolution No. 25-010, approving DR 24-010, subject to certain findings and conditions.

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

Absent (1): Gerald Johnson, Commissioner

Motion Approved (4 to 0)

G. INFORMATIONAL REPORTS FROM COMMITTEES AND UPCOMING MEETING SCHEDULE

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

H.1 NEW REQUEST(S)

None

I. ADJOURNMENT

Meeting adjourned at 8:08 PM

Moved by: Kristopher Brand, Vice Chairperson

Seconded by: Jeremy Jones, Commissioner

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

Absent (1): Gerald Johnson, Commissioner

Motion Approved (4 to 0)