

RESOLUTION NO. 2025-XX**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRENTWOOD AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH DE NOVO PLANNING GROUP FOR THE FOCUSED ZONING ORDINANCE UPDATE AND OBJECTIVE DESIGN STANDARDS, TO EXTEND THE TERM FROM TWO YEARS TO UNTIL COMPLETION OF THE SERVICES**

WHEREAS, on November 16 and 17, 2017, the City Council held workshops to discuss, deliberate, and direct staff on priorities and the allocation of financial resources for the development of a two-year Strategic Plan; and

WHEREAS, at the conclusion of these workshops, the City Council directed staff to proceed with a comprehensive zoning ordinance update; and

WHEREAS, on February 27, 2018, by Resolution No. 2018-21, the City Council adopted the FY 2018/19 – 2019/20 City of Brentwood Strategic Plan including Strategic Initiative 4.1.c, preparation of a comprehensive zoning ordinance update; and

WHEREAS, on May 22, 2018, by Resolution No. 2018-66, the City Council adopted the City's 2018/19 – 2022/23 Capital Improvement Program ("CIP"), which includes the Zoning Ordinance Update, CIP Project No. 337-37228; and

WHEREAS, on June 9, 2020, by Resolution No. 2020-73, the City Council adopted the City's 2020/21 – 2024/25 Capital Improvement Program ("CIP"), which includes the Zoning Ordinance Update, CIP Project No. 337-37228; and

WHEREAS, on July 28, 2020, by Resolution No. 2020-103, the City Council approved a Professional Services Agreement with Miller Planning Associates to prepare the Comprehensive Zoning Ordinance Update in an amount not to exceed \$315,450; and

WHEREAS, on January 24, 2023, the City Council provided direction to staff to revise the Zoning Ordinance Update project with a more focused and phased approach with a new timeline and a new consultant; and

WHEREAS, based on the City Council direction, staff subsequently terminated the Professional Services Agreement with Miller Planning Associates and solicited a scope of work from De Novo Planning Group; and

WHEREAS, on May 23, 2023, by Resolution No. 2023-64, the City Council authorized the City Manager to execute a Professional Services Agreement with De Novo Planning Group for the Focused Zoning Ordinance Update and Objective Design Standards in an amount not to exceed \$250,000 for a term of two years; and

WHEREAS, on November 14, 2023, the City Council provided direction to staff on including updated regulations pertaining to automobile service stations/gas stations, carwashes, alcohol sales, self-storage facilities, short-term rentals, and drive-through uses as part of the Focused Zoning Code Update efforts and directed staff to present the Land Use and Development Committee with an initial framework for each of the topics prior to moving forward with comprehensive and formal amendments; and

WHEREAS, on September 24 and November 12, 2024, the City Council was presented with information on and provided further direction related to alcohol sales, self-storage facilities, and drive-through uses; and

WHEREAS, on July 22, 2025, the City Council held a duly-noticed public hearing to consider the first reading of the Ordinance approving a Zoning Text Amendment (RZ 24-006) to the Brentwood Municipal Code to update regulations related to self-storage and drive-through facilities. Following the public hearing, the City Council voted to approve the provisions of Ordinance related to self-storage facilities and continue the amendments related to drive-through facilities to move forward separately at a later time; and

WHEREAS, on September 23, 2025, the City Council held a duly-noticed public hearing to consider the first reading of the Ordinance approving a Zoning Text Amendment (RZ 24-006) to the Brentwood Municipal Code to update regulations related to drive-through facilities. Following the public hearing, the City Council voted to approve the provisions of Ordinance related to drive-through facilities; and

WHEREAS, on October 14, 2025, the City Council adopted Ordinance No. 1089, approving a Zoning Text Amendment (RZ 24-006) to the Brentwood Municipal Code to update regulations related to drive-through facilities; and

WHEREAS, additional time is needed to complete certain tasks, including the Objective Design Standards, requiring an amendment to the Professional Services Agreement to extend it until services are completed.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Brentwood hereby approves and authorizes the City Manager or his designee to execute Amendment No. 1 to the Professional Services Agreement with De Novo Planning Group for the Focused Zoning Ordinance Update and Objective Design Standards, extending the term from two years to until completion of the services.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Brentwood at a regular meeting held on the 9th day of December 2025, by the following vote: