

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRENTWOOD APPROVING AN AMENDMENT TO THE PRIORITY AREA ONE (PA-1) SPECIFIC PLAN (SPA 26-001) UPDATING REGULATIONS RELATED TO PRIVATE AND PUBLIC SCHOOLS

WHEREAS, City staff prepared a text amendment to the Priority Area One (PA-1) Specific Plan updating regulations related to private and public schools (the "Resolution"); and

WHEREAS, on July 22, 2014, the City Council of the City of Brentwood adopted an update to the City's General Plan (the "General Plan") that included, among other things, policy language prioritizing the development of a roughly 431-acre portion of the City generally bounded by Heidorn Ranch Road, Lone Tree Way, Shady Willow Lane, and Sand Creek and identified as "Priority Area 1" (the "Specific Plan Area"); and

WHEREAS, on October 16, 2018, the Planning Commission held a Public Hearing regarding the Priority Area 1 Specific Plan and recommended that the City Council (1) certify an Environmental Impact Report (EIR), (2) adopt a General Plan amendment (GPA 18-002), (3) adopt the Priority Area 1 Specific Plan (SPA 18-001), and (4) adopt a rezone (RZ 18-003) to implement a zoning text amendment and map amendments within the Priority Area 1 Specific Plan and adopting Chapter 17.295 PA-1 (Priority Area One) Zone; and

WHEREAS, on November 13, 2018, the City Council adopted Resolution No. 2018-159, (1) certifying an Environmental Impact Report (EIR), (2) adopting a General Plan amendment (GPA 18-002), and (3) approving the Priority Area 1 (PA-1) Specific Plan; and adopted a rezone (RZ 18-003) to implement a zoning text amendment and map amendments within the Priority Area 1 Specific Plan and adopting Chapter 17.295 PA-1 (Priority Area One) Zone; and

WHEREAS, on October 11, 2022, the City Council approved (1) a Resolution to Adopt an Addendum to the Environmental Impact Report for the Priority Area One Specific Plan, (2) a Resolution to Adopt an Amendment to the Priority Area 1 Specific Plan (SPA 22-001), and (3) an Ordinance to Approve a Rezone (RZ 22-001) to amend Brentwood Municipal Code Chapter 17.295 (PA-1 [Priority Area One]) Zone; and

WHEREAS, the Planning Commission has reviewed the proposed amendment to the PA-1 Specific Plan, has found that the proposed Resolution is consistent with the goals and policies of the Priority Area 1 Specific Plan and General Plan, and recommends adoption to the City Council; and

WHEREAS, on March 6, 2026, the City gave public notice of a Planning Commission public hearing to be held to consider this Resolution by advertisement in the Brentwood Press, a newspaper of general circulation; and

WHEREAS, on March 17, 2026, the Planning Commission held a duly-noticed public hearing to consider the staff report, recommendation by staff, and public testimony concerning this Resolution. Following the public hearing, the Planning Commission voted to recommend that the City Council adopt the proposed Resolution by a vote of 4-0; and

WHEREAS, the City published a notice of public hearing in the Brentwood Press on April 17, 2026, in accordance with City policies and Government Code Section 65090; and

WHEREAS, on April 28, 2026, the City Council held a duly-noticed public hearing to consider the Resolution, including: (1) the public testimony and agenda reports prepared in connection with the Resolution, (2) the policy considerations discussed therein, and (3) the consideration by the City's Planning Commission; and

WHEREAS, all legal prerequisites to the adoption of the Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Brentwood does hereby resolve as follows:

SECTION 1. Recitals. The above recitals are incorporated into this Resolution as though fully set forth herein.

SECTION 2. CEQA. Pursuant to California Environmental Quality Act ("CEQA") Section 15061(b)(3) of the CEQA Guidelines, this project is exempt because it can be seen with certainty that there is no possibility that the Resolution may have a significant effect on the environment, as the proposed Resolution would not authorize or facilitate construction or groundbreaking activities and any future project subject to the Resolution would undergo appropriate CEQA review prior to approval.

SECTION 3. Rezoning. Brentwood Municipal Code Section 17.870.008 provides:

The Specific Plan amendment is consistent and compatible with the Brentwood General Plan.

The City Council finds that the Resolution is appropriate and is not contrary to the public interest in that it will add clarity to and update the provisions of the PA-1 Specific Plan. The requested amendment is consistent and compatible with the City of Brentwood General Plan (as updated July 2014), including goals, policies, and implementation programs such as:

- a. Land Use Policy LU1-2, which directs the "PA-1" land use designation be adopted for the area within the PA-1 Specific Plan planning area; and
- b. Land Use Policy Goal 3, which states, "Provide for a diversified mix of strong retail centers, service commercial activities, manufacturing enterprises, and high paying employment opportunities that

contribute to Brentwood’s economic well-being,” in that it is projected that the changes to the PA-1 Specific Plan that are contemplated in the amendment will incentivize and facilitate the development and expansion of existing businesses.

- c. Economic Development Policy ED 3-2, which aims to ensure that the application and permitting process for expansion or improvements to existing businesses is user-friendly by allowing existing business to grow.

SECTION 4. SECTION 4. Amendment. The Priority Area 1 Specific Plan is hereby amended (added text underlined, deleted text ~~stricken~~) as follows:

CHAPTER 4: LAND USE PLAN

4.3: ALLOWED USES

Table 4.2: Allowed Uses									
	ECLI	TV/MU	RC	MFVHDR	HDR	RA	PF	TS	Additional Regulations
Private Educational Facilities	C	C	C	-	-	-	-	-	
Public School Facilities	<u>P</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	-	-	

SECTION 5. Effective Date. This resolution shall become effective immediately upon its passage and adoption.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Brentwood at a regular meeting held on the 28th day of April 2026 by the following vote: