



JUNE 20, 2023
PLANNING COMMISSION MINUTES
BRENTWOOD CITY HALL, 150 CITY PARK WAY

PUBLIC COMMENTS RECEIVED

Public comments that were received prior to the start of the Planning Commission meeting and any other disclosable public records related to an agenda item for the open session of this meeting were distributed to all or majority of the Planning Commission less than 72 hours before this meeting.

CALL TO ORDER & ROLL CALL

Attendee Name	Title	Status	Arrived
Kristopher Brand	Commissioner	Present	7:00 PM
Rod Flohr	Commissioner	Present	7:00 PM
David Sparling	Vice Chairperson	Present	7:00 PM
Dirk Zeigler	Commissioner	Present	7:00 PM
Anita Roberts	Chairperson	Present	7:00 PM

PLEDGE OF ALLEGIANCE

Chairperson Roberts led the pledge of allegiance.

PUBLIC COMMENTS

Brentwood Resident, Clifton Fagerquist, spoke regarding the Deer Ridge Clubhouse.

The Commission received 2 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 'Planning Commission Agendas' page, if there were any.

CONSENT CALENDAR

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kristopher Brand, Commissioner
SECONDER:	David Sparling, Vice Chairperson
AYES:	Brand, Flohr, Sparling, Zeigler, Roberts

- Minutes of the Planning Commission meeting of June 6, 2023. (Drummond)
 Moved/Seconded Brand/Sparling. Motion carried unanimously 5-0.

BUSINESS ITEMS

2. **Public Hearing.** An application for Costco, which includes two vacant parcels totaling approximately 19.04 acres located south of Lone Tree Plaza Drive and east of Heidorn Ranch Road (APNs 019-020-073 and 019-020-073). The project includes the following requested entitlements: (1) Tentative Parcel Map (MS 351-22) for the reconfiguration and subdivision of two vacant parcels into a total of four smaller parcels; (2) Conditional Use Permit (CUP 22-001) application to operate the proposed fuel facility; (3) Design Review (DR 22-002) application for the development of a 154,852-square-foot Costco Warehouse with a 5,368-square-foot entrance canopy, and a gas station fueling area with an 11,500 square foot canopy over 16 fueling dispensers, which allows for 32 fueling positions situated. Associated parking lot, landscaping, and access and circulation improvements will also be included on the two lots; and (4) Master Sign Program (MSP 22-001) consisting of building mounted signage for the Costco warehouse and Costco fueling station. Pursuant to CEQA Section 15183, the project is consistent with the development density established by a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified. Therefore, no further environmental analysis is required as the proposed Tentative Parcel Map and Design Review applications are consistent with the General Plan. (Hagen)

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

The Commissioners asked questions of staff.

Chairperson Roberts opened the public hearing.

Real Estate Development Director for the Applicant, Perry Holiday, spoke regarding the project.

Architect for the Applicant, Joseph Welch of MG2, spoke regarding the project.

The Commission granted the Applicant more time to speak due to their time expiring.

Bruce Olson spoke regarding the project.

Brentwood Resident, JoAnn Klement, spoke regarding the project.

Brentwood Resident, Greg Robinson, spoke regarding the project.

Brentwood Resident, Bailey Grewal, spoke regarding the project.

Brentwood Resident, Danny Dohrmann, spoke regarding the project.

Andrew Becker spoke opposing the project.

Brentwood Resident, Sinziana Todor, spoke regarding the project.

Kinnon spoke regarding the project.

The City received 27 public comments regarding this item that were sent via email or otherwise for the Commission's consideration after the packet was published. 7 were included in the packet publication. Total of 34 public comments received.

The Commissioners asked questions of the applicant and staff.

Moved/seconded by Flohr/Brand to close the public hearing. Motion carried unanimously 5-0.

The Commissioners discussed the project.

RESULT:	CLOSE PUBLIC HEARING [UNANIMOUS]
MOVER:	Rod Flohr, Commissioner
SECONDER:	Kristopher Brand, Commissioner
AYES:	Brand, Flohr, Sparling, Zeigler, Roberts

Resolution No. 23-020 of the Planning Commission of the City of Brentwood approving a Tentative Parcel Map (MS 351-22) to subdivide two parcels (19.04 acres, and 4.02 acres) into a total of four smaller parcels ranging in size from 1.368 acres to 17.79 acres located south of Lone Tree Plaza Drive and east of Heidorn Ranch Road (APNs 019-020-073 and 019-020-073 and making CEQA Findings of Exemption pursuant to State CEQA Guidelines Section 15183.

Moved/Seconded by Zeigler/Flohr to approve Resolution No. 23-020. Motion carried unanimously 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dirk Zeigler, Commissioner
SECONDER:	Rod Flohr, Commissioner
AYES:	Brand, Flohr, Sparling, Zeigler, Roberts

Resolution No. 23-021 of the Planning Commission of the City of Brentwood approving a Conditional Use Permit (CUP 22-001) to allow a Costco Fueling Facility with a 11,500 square foot canopy over 16 fueling dispensers, which allows for 32 fueling positions generally located south of Lone Tree Plaza Drive and east of Heidorn Ranch Road (APNs 016-170-032, 016-170-034, and 016-170-035) and making CEQA Findings of Exemption pursuant to STATE CEQA Guidelines Section 15183.

Moved/Seconded by Flohr/Brand to approve Resolution No. 23-021. Motion carried unanimously 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rod Flohr, Commissioner
SECONDER:	Kristopher Brand, Commissioner
AYES:	Brand, Flohr, Sparling, Zeigler, Roberts

Resolution No. 23-022 of the Planning Commission of the City of Brentwood approving a Design Review (DR 22-022) for the development of a 154,852-square foot Costco Warehouse, 5,368-square-foot entrance canopy, gas station fueling area with 11,500 square foot canopy and associated parking lot, landscaping, and circulation improvements located south of Lone Tree Plaza Drive and east of Heidorn Ranch Road (APNs 019-020-073 and 019-020-073) and making CEQA Findings of Exemption pursuant to State CEQA

Moved/Seconded by Brand/ to approve Resolution No. 23-022 with the added condition that prior to issuance of Certificate of Occupancy, Permittee shall construct a fence along the eastern property line of Parcel A of MS 351-22. Said fence shall conform with all requirements of the PA-1 Specific Plan Private Realm Development Design Guidelines. Motion carried unanimously 5-0.

RESULT:	ADOPTED AS AMENDED [UNANIMOUS]
MOVER:	Kristopher Brand, Commissioner
SECONDER:	Dirk Zeigler, Commissioner
AYES:	Brand, Flohr, Sparling, Zeigler, Roberts

Resolution No. 23-023 of the Planning Commission of the City of Brentwood approving a Master Sign Program (MSP 22-001) for the Costco project generally located south of Lone Tree Plaza Drive and east of Heidorn Ranch Road (APNs 016-170-132, 016-170-034, and 016-170-035) and making CEQA Findings of Exemption pursuant to State CEQA Guidelines Section 15183.

Moved/Seconded by Sparling/Flohr to approve Resolution No. 23-023. Motion carried unanimously 5-0.

Chairperson Roberts requested a 5-minute recess. Seconded by Vice Chairperson Sparling. Motion carried unanimously 5-0

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	David Sparling, Vice Chairperson
SECONDER:	Rod Flohr, Commissioner
AYES:	Brand, Flohr, Sparling, Zeigler, Roberts

3. **Public Hearing.** An application for Trumark Trailside, which includes a Vesting Tentative Subdivision Map (VTSM 9610) to create 63 single-family residential lots, one bio-retention basin, one open space lot adjacent to Sand Creek, and other related improvements. The project also includes a design review (DR 22-006) for the homes to be constructed on the 63 lots (including 57 single-family detached homes and six affordable duets). The project is located at 1777 Apricot Way (APNs 019-092-013 and 019-092-034). Pursuant to the California Environmental Quality Act Section 15183, the project is consistent with the development density established by a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified. An EIR was prepared and certified by the City Council as part of the Brentwood General Plan (SCH# 2014022058) in 2014. Therefore, no further environmental analysis is required as the proposed Vesting Tentative Subdivision Map is consistent with the General Plan. (Hagen)

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

The Commissioners asked questions of staff.

Chairperson Roberts opened the public hearing.

Garret Hines, Vice President of Trumark Homes, spoke regarding the project.

Brentwood Resident, Joe Osterlund, spoke regarding the project.

Brentwood Resident, Mecea Padilla, spoke regarding the project.

Brentwood Resident, Danny Dorhmann, spoke regarding the project.

Brentwood Resident, Sinziana Todor, spoke regarding the project.

Architect for the Applicant, Jeff Potts of SDG Architects, spoke regarding the project.

The Commission granted the Applicant more time to speak due to their time expiring.

The City received 2 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.

Moved/seconded by Zeigler/Sparling to close the public hearing. Motion carried unanimously 5-0.

The Commissioners discussed the project.

RESULT:	CLOSE PUBLIC HEARING [UNANIMOUS]
MOVER:	Dirk Zeigler, Commissioner
SECONDER:	David Sparling, Vice Chairperson
AYES:	Brand, Flohr, Sparling, Zeigler, Roberts

Resolution No. 23-024 of the Planning Commission of the City of Brentwood approving a Vesting Tentative Subdivision Map (VTSM 9610) to allow the subdivision of the two parcels totaling 20.90 acres into 63 single-family residential lots, one bio-retention basin, one open space lot adjacent to Sand Creek, and other related improvements for Trumark Trailside, located at 1777 Apricot Way (APNs 019-092-013 and 019-092-034) and making CEQA Findings of Exemption pursuant to State CEQA Guidelines Section

Moved/Seconded by Zeigler/Sparling to approve Resolution No. 23-024. Motion carried 4-1

RESULT:	ADOPTED [4 TO 1]
MOVER:	Dirk Zeigler, Commissioner
SECONDER:	David Sparling, Vice Chairperson
AYES:	Brand, Flohr, Sparling, Zeigler
NAYS:	Roberts

Resolution No. 23-025 of the Planning Commission of the City of Brentwood approving a Design Review (DR 22-006) for 63 homes (57 single-family detached units and six duet units) for Trumark Trailside, located at 1777 Apricot Way (APNs 019-092-013 and 019-092-034).

Moved/Seconded by Zeigler/Sparling to approve Resolution No. 23-025 with an additional condition of approval (#11) that specific changes be made and brought to the Design Review Subcommittee, including the following:

- a) Enhance the Plan 3 left elevation.
- b) Enhance the rear elevation of the duet units.
- c) Provide clarification on the roof materials for each plan.
- d) Review side elevation transitions on the corners of all plans.

Motion carried unanimously 5-0.

RESULT:	ADOPTED AS AMENDED [UNANIMOUS]
MOVER:	Dirk Zeigler, Commissioner
SECONDER:	David Sparling, Vice Chairperson
AYES:	Brand, Flohr, Sparling, Zeigler, Roberts

INFORMATIONAL REPORTS FROM COMMITTEES AND UPCOMING MEETING SCHEDULE

TRANSPLAN Committee (Brand)	2nd Thursday of every month
Design Review Subcommittee (Flohr & Zeigler)	2nd and 4th Thursdays of every month
Land Use and Development Committee (Roberts)	3rd Monday of every month

REQUEST FOR FUTURE AGENDA ITEMS

There was none.

4. **Public Hearing.** Future agenda item request from Commissioner Flohr regarding conditions of approval (COA) for conditional use permits. (Nolthenius)

Planning Manager, Erik Nolthenius, gave a brief introduction of the item.

Commissioner Flohr explained his request.

Chairperson Roberts opened the public comment.

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

Chairperson Roberts closed public comment.

The Commissioners discussed the item.

Commissioner Flohr made a motion to have staff spend time and resources preparing a future agenda item to discuss conditions of approval for conditional use permits. This includes how conditions are enforced and accessed by the public, the process for the Planning Commission or the public to ensure conditions are properly implemented, and how the Planning Commission might suggest improvements to the process.

Moved/Seconded Flohr/Brand. Motion carried 3-2.

RESULT:	APPROVED [3 TO 2]
MOVER:	Rod Flohr, Commissioner
AYES:	Brand, Flohr, Roberts
NAYS:	Sparling, Zeigler

ADJOURNMENT

Moved/Seconded Sparling/Zeigler Motion carried unanimously at 11:37 PM