



MEMORANDUM

January 16, 2018

TO: Priority Area 1 (PA-1) Specific Plan Working Group Members
FROM: Ben Ritchie, De Novo Planning Group
SUBJECT: PA-1 Working Group Meeting #7
DATE: January 16, 2018

INTRODUCTION

The January 25th Working Group meeting will focus entirely on the group's review and discussion of two chapters of the Draft Specific Plan: Chapter 4- Land Use Plan; and Chapter 6- Private Realm Development Standards.

This memo includes information that will assist Working Group members with their review of these document chapters. Please read this memo in its entirety before beginning your review of the attached Specific Plan chapters.

Please come to the meeting having read both Specific Plan chapters in detail, and be prepared to specifically discuss any key questions or proposed revisions to the chapters. Please focus your comments and proposed revisions on items and issues that will materially affect implementation of the Specific Plan. For example, if you feel that some of the allowed uses shown in the use tables are not appropriate, this is something that should be discussed with the group. However, if you have minor comments on the wording of a policy that would not materially change the intent of the policy or the future development pattern, please submit those comments in writing, so that the group may remain focused on key issues of substance during the meeting.

Please feel free to contact Planning Manager Erik Nolthenius with any questions you may have ahead of the meeting (925.516.5137 or enolthenius@brentwoodca.gov).

READING MATERIALS

In addition to this memo, please read the following (attached) documents:

1. **Chapter 4- Land Use Plan.** This chapter describes the land use plan, the guide for developing and using land within the PA-1 Specific Plan area. The land use plan provides the framework necessary to achieve the mixture of uses that will fulfill the City of Brentwood's vision and priorities for the Specific Plan area. The framework identifies the project area's land use designations and allowed uses. The land use plan comprises the text in this chapter and the land use diagram, which is a map that illustrates the locations of the land use designations in the planning area. This chapter also includes goals and policies necessary to achieve and implement the land use vision for the Specific Plan area.
2. **Chapter 6- Private Realm Development Standards.** This chapter contains development standards and design guidelines for private development in the Specific Plan area. The development standards, pertaining to basic aspects of site and building design, are regulations that all future development within the PA-1 project area is required to follow in order to obtain

project approval. The design guidelines provide additional recommendations for how projects should be designed.

3. **Definitions.** This chapter provides official definitions for the various terms and use descriptions contained in the Specific Plan. This chapter will grow and evolve as the rest of the Specific Plan chapters are developed. This will be a particularly useful resource when reviewing the Allowed Uses table.

KEY ITEMS TO NOTE AND CONSIDER

1. **Residential District Names and Densities.** The names of the two residential-only districts have been modified. The original names were Medium Density Residential (MDR) and High Density Residential (HDR). The new names are High Density Residential (replacing MDR) and Multi-Family Very High Residential (replacing HDR). The allowed densities and potential number of units have NOT changed at all, only the names have. The reason for this change is to avoid confusion with the naming protocols used in the General Plan. The General Plan uses MDR and HDR, but at notably different density ranges than what would be allowed in the PA-1 Specific Plan. This change is meant to help provide clarity, consistency, and avoid future confusion. Again, the allowed density ranges have not changed, only the names.
2. **Land Use Plan, Residential Densities, and Floor Area Ratios.** The Land Plan (shown on page 4-4 of Chapter 4) is the same plan that was selected by the City Council on November 14, 2017. As such, the Working Group is not expected to discuss or suggest revisions to the location of any land uses within PA-1. On a related note, the residential densities and floor area ratios (FARs), both of which guide the future intensity of development within PA-1, are the same as what was shown in the Land Use Alternatives Report, the plan that was selected by the City Council in November, and used for all of the recent buildout growth projections. As such, no changes to these numbers are anticipated.
3. **Allowed Uses.** Please pay particular attention to the allowed uses in Table 4.2 of Chapter 4. This table is the primary mechanism for dictating what types of uses can go where within PA-1, and also identifies what level of permit and planning review is required for each use type.
4. **Legal Non-Conforming Status.** Please read the Legal Non-Conforming Status language (Section 4.4) carefully. There are a few existing churches within PA-1, and church representatives have expressed a desire to remain in operation following Plan adoption. The language, as currently written, would allow existing churches to remain in PA-1, continue to operate, conduct normal building maintenance, and complete limited one-time minor additions. The language, as currently written, would NOT permit churches to make major expansions, or add notable new support facilities (such as schools). Please come prepared to discuss your position on this issue, so that the language in the Specific Plan is crafted appropriately.
5. **Staff and Consultant-Initiated Minor Revisions.** As work on the Specific Plan progresses, City staff and the consultant team may make minor revisions to materials that have already been reviewed by the Working Group. For example, language that clarifies administrative provisions and implementation procedures, etc., may be enhanced or revised. A full and complete draft of the entire Specific Plan will be presented to the Working Group for review at the final meeting. Any notable changes that should be brought to the Working Group's attention will be highlighted and identified. Staff and the consultant team will not make substantive or material changes to the Specific Plan without consulting with the Working Group first.

SPECIFIC PLAN OUTLINE

The following provides an outline of the Chapters that will be included in the full draft Specific Plan. This information is being provided to the Working Group in order to provide context and clarity regarding what else will be included in the document, and where it will be located. For example, if there are questions regarding the circulation network, or questions regarding financing and implementation of infrastructure, please note that these issues will be addressed in other Specific Plan chapters, as shown below.

1. Introduction
2. Existing Conditions
3. Vision
4. Land Use Plan
5. Circulation (and Parking) Plan
6. Private Realm Development Standards and Design Guidelines
7. Public Realm Improvement Standards and Design Guidelines
8. Infrastructure and Public Facilities
9. Implementation

FUTURE MEETING TOPICS

- **January 25th:** Chapter 4- Land Use Plan, and Chapter 6- Private Realm Development Standards
- **February 22nd:** Chapter 5- Circulation Plan, and Chapter 7- Public Realm Improvement Standards
- **March 22nd:** Chapter 8- Infrastructure and Public Facilities, and Chapter 9- Implementation
- **April 26th:** Entire Draft Specific Plan