

BRENTWOOD RESIDENTS COALITION

**Planning Commission
Core Findings Ordinance
Case No. CPC-2010-1572-CA/ENV. No. ENV-2010-1573-ND**

January 13, 2011

Good afternoon. My name is Wendy-Sue Rosen, President, Brentwood Residents Coalition. Since the last time the proposed Core Findings Ordinance was before this Commission, we have participated in a Planning Department Public Workshop and a meeting of Westside community leaders led by Alan Bell and Erick Lopez of the Planning Department. These were extremely productive meetings and the Planning Dept. has been very responsive to community input.

The revised Ordinance demonstrates that the Planning Department listened and responded to the community's concerns. The only remaining issue for our group was that the revised General Plan Core Finding did not include a reference to Specific Plan regulations. However, the language proposed today by the Planning Department will remedy that oversight and ensure code consistency. It provides, "That the project is in substantial conformance with the purpose, intent and provisions of the General Plan and applicable community plan **and does not conflict with any regulations, standards or provisions of any applicable specific plans.**"

This language ensures that conditions adopted through discretionary approvals do not violate specific plan regulations, standards or provisions. This is consistent with the Planning Department's objective not to "eliminate any criteria that protects the citizenry from inappropriate land uses." As a result there will be fewer contested proceedings and appeals, which is one of the primary objectives of the Ordinance.

We want to thank Alan Bell especially for his tireless efforts in making sure that the new Findings provide a better framework for analyzing the merits of projects without weakening code requirements.

We ask that you approve the proposed Ordinance with the added Specific Plan language.

Thank you,

Wendy-Sue Rosen, President
Brentwood Residents Coalition