

BRENTWOOD RESIDENTS COALITION

**Planning and Land Use Management Committee
Core Findings Ordinance
Case No. CPC-2010-1572-CA/ENV. No. ENV-2010-1573-ND**

May 17, 2011

Good afternoon. My name is Wendy-Sue Rosen, President, Brentwood Residents Coalition. We want to first thank Alan Bell and the City Planning Staff, who worked extensively with the Community in addressing our concerns with prior versions of the draft Ordinance.

The revised Ordinance demonstrates that the Planning Department listened and responded to the community's concerns. We especially appreciate that the General Plan Core Finding was revised to include the following reference to Specific Plans: "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 plan."

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 call Staff's attention to the Staff Report that is attached to the proposed Ordinance because it does not include a reference to the inclusion of the Specific Plan language in the General Plan Core Finding. This may cause confusion because the Report states that all references to Specific Plan regulations have been removed from the Ordinance. We ask that Staff consider whether any clarification is needed for the record.

We urge this Committee to adopt the proposed Ordinance as submitted.

Thank you,

Wendy-Sue Rosen, President
Brentwood Residents Coalition