

**CITY OF BRENTWOOD**  
**Land Use and Development Committee**  
**Terrace View Conference Room, Second Floor**  
**150 City Park Way**  
**Brentwood, CA 94513**

A regular meeting of the Land Use and Development Committee is hereby called for:  
**September 21, 2015**  
**2:00 p.m.**

**MEETING AGENDA**

1. Call to Order and Roll Call / Introductions
2. Public Comment – *At this time the public is permitted to address the Committee on items that are **not** on the agenda. Persons addressing the Committee are required to limit their remarks to five (5) minutes unless an extension of time is granted by the Committee.*
3. Update on Downtown URM Buildings – G. Adams
4. Review and discussion of a conceptual development plan submitted by Richland Communities for 168 single-family cluster homes on the 20-acre Orfanos property, located at 2800 Empire Avenue. The applicant is requesting a General Plan amendment to change 5 acres of the property from General Commercial to Medium Density Residential and a density of 8.4 dwelling units per acre, slightly over the prescribed mid-range density of 8 dwelling units per acre (E. Nolthenius/D. Hill)
5. Quarterly update from staff regarding active residential projects – E. Nolthenius
6. Quarterly update from staff regarding active non-residential projects – E. Nolthenius
7. CUP Update – E. Nolthenius
8. Request for Future Agenda Items
9. Adjournment

**Dated: September 17, 2015**

**NOTICE**

In compliance with the Americans with Disabilities Act, the meeting room is wheelchair accessible and disabled parking is available. If you are a person with a disability and you need disability-related modifications or accommodations to participate in this meeting, please contact the City Clerk's Office at (925) 516-5440 or fax (925) 516-5441. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. {28 CFR 35.102-35, 104 ADA Title II}

**POSTING STATEMENT**

On **September 17, 2015**, a true and correct copy of this agenda was posted on the City Hall Bulletin Board, outside City Hall, 150 City Park Way, Brentwood, CA 94513 and at our website [www.brentwoodca.gov](http://www.brentwoodca.gov).

Any disclosable public records related to an agenda item for the open session of this meeting distributed to all or a majority of the Land Use and Development Committee less than 72 hours before this meeting is available for inspection at the Community Development Department, located at 150 City Park Way during normal business hours. These writings will also be available for review at the Land Use and Development Committee meeting in the public access binder in the entrance of the Terrace View Conference Room.