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**REGULAR MEETING OF THE  
CITY OF CONCORD  
PLANNING COMMISSION**

**Wednesday, February 17, 2010  
6:30 p.m. – CANCELLED  
7:00 p.m. – Council Chamber  
1950 Parkside Drive, Concord**

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*Planning Commission Members:*

Gene Sylls, Chair

Harmon West, Vice Chair

Kevin Costa, Commissioner

Robert Hoag, Commissioner

Ron Leone, Commissioner

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**STUDY SESSION CANCELLED**

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**REGULAR MEETING  
7:00 p.m. – Council Chamber**

**ROLL CALL**

**PLEDGE TO THE FLAG**

**PUBLIC COMMENT PERIOD**

**ADDITIONS / CONTINUANCES / WITHDRAWALS**

**CONSENT CALENDAR**

- A. **1/20/10 Meeting Minutes** (*Continued from 2/3/10 meeting.*)
- B. **2/3/10 Meeting Minutes**
- C. **Clayton Gardens Apartments (UA 05-002, VA 08-010, RT 08-004)** – Application for a one year extension for a Use Permit Amendment, Variance and Tree Removal Permit to convert 110 one-bedroom apartments from seniors-only to non-senior market rate apartments, and add 137 parking stalls for a total of 221 stalls at a 131-unit apartment complex at 4220 Clayton Road. This entitlement was approved by the City Council on February 23, 2009. The General Plan designation is Medium Density Residential; Zoning classification is PD (Planned District); APN 132-152-030. **Project Planner: Frank Abejo @ (925) 671-3128.**

**PUBLIC HEARINGS**

1. **Summit Ridge (TR 9127) (UP 08-008, TM 10-001, VA 08-011)** – Application for a Use Permit, Tentative Map and Variance to convert the Summit at Lime Ridge apartments into 120 condominium units on a 5.7-acre parcel at 1070 San Miguel Road. The General Plan designation is Medium Density Residential; Zoning classification is PD (Planned District); APN: 130-320-018. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162**

**COMMISSION CONSIDERATIONS****STAFF REPORTS / ANNOUNCEMENTS****COMMISSION REPORTS / ANNOUNCEMENTS****FUTURE PUBLIC HEARING ITEMS****ADJOURNMENT**

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**NOTICE TO PUBLIC****ADA ACCOMMODATION**

In accordance with the Americans With Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3025, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

**APPEALS**

Decisions of the Planning Commission on use permits, variances, major subdivisions, appeals taken from decisions of the Zoning Administrator or staff interpretations of the Zoning Code may be appealed to the City Council. Appeals and the required filing fee must be filed with the City Clerk within ten (10) days of the decision.

**APPLICANT'S SUBMITTAL OF INFORMATION**

Submittal of information by a project applicant subsequent to the distribution of the agenda packet but prior to the public hearing may result in a continuance of the subject agenda item to the next regularly scheduled Planning Commission meeting, if the Commission determines that such late submittal compromises its ability to fully consider and evaluate the project at the time of the public hearing.

**CONSENT CALENDAR**

All matters listed under CONSENT CALENDAR are considered by the Commission to be routing and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt.

**CORRESPONDENCE**

Correspondence and writings received within 72 hours of the scheduled Planning Commission meeting that constitute a public record under the Public Records Act concerning any matter on the agenda is available for inspection during normal business hours at the Permit Center located at 1950 Parkside Drive, Concord. For additional information contact the Planning Division at (925) 671-3152.

**HEARINGS**

Persons who wish to speak on hearings listed on the agenda will be heard when the hearing is opened, except on hearing items previously heard and closed to public comment. Each public speaker should limit their comments to three (3) minutes or less. The Chair may grant additional time. The project applicant normally shall be the first person to make a presentation when a hearing is opened for public comment. The project applicant's presentation should not exceed ten (10) minutes unless the Chair grants permission for a longer presentation. After the public has commented, the item is closed to further public comment and brought to the Planning Commission level for discussion and action. Further comment from the audience will not be received unless requested by the Commission. No public hearing or hearing shall commence after 11:00 p.m. unless this rule is waived by majority vote of the Commission.

**MEETING RECORDS**

Cassette tapes and videotapes of each Planning Commission meeting are available for listening or viewing at the Planning Division office. Copies of the videotapes may be purchased. Contact the Planning Division Administrative Coordinator at (925) 671-3152 for further information.

**NOTICE TO THE HEARING IMPAIRED**

The Council Chamber is equipped with Easy Listener Sound Amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the Easy Listener Phonic Ear Personal Sound Amplifier from the staff for personal use during Commission meetings.

**ROUTINE AGENDA ITEMS AND CONTINUED ITEMS**

All routine and continued items will be considered by the Planning Commission at the beginning of the meeting. There will not be separate discussions of these items unless a request is made prior to the time the Planning Commission considers the motions.

**SPEAKER'S CARD**

Members of the audience who wish to address the Planning Commission should complete a speaker's card available in the lobby or at the front bench. Submit the completed card to staff before the item is called, preferably before the meeting begins.

**TELEVISED MEETINGS**

All Planning Commission meetings are broadcast live on Astound Broadband channel 29 and Comcast channel 28. The meeting is replayed on the Thursday following the meeting at 8:00 a. m., 2:00 p.m. and 8:00 p. m. Replays are also broadcast on Fridays and Saturdays. Please check the City website, <http://www.cityofconcord.org/about/citynews/tvlistings.pdf> or check the channels for broadcast times.

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**NEXT PLANNING COMMISSION MEETINGS:**

March 3, 2010:	6:30 pm – Permit Center Conference Room, Bldg. D – Study Session
	7:00 pm – Council Chambers – Regular Meeting
March 17, 2010:	6:30 pm – Permit Center Conference Room, Bldg. D – Study Session
	7:00 pm – Council Chambers – Regular Meeting

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