

**CITY OF ANTIOCH  
PLANNING COMMISSION  
REGULAR MEETING**

**Regular Meeting  
7:30 p.m.**

**April 2, 2008  
City Council Chambers**

Chairman Travers called the meeting to order at 7:35 p.m. on Wednesday, April 2, 2008, in the City Council Chambers.

Chairman Travers stated that all items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on Wednesday, April 9, 2008.

**ROLL CALL**

Present: Commissioners Westerman, Johnson, Delgadillo (arrived at 8:00 p.m.), Brandt, Trail, Vice Chairman Azevedo and Chairman Travers  
Staff: Deputy Director Community Development Wehrmeister  
Associate Planner Gentry  
Assistant City Attorney Hawkins  
Minutes Clerk Lawson

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

None.

**CONSENT CALENDAR**

Commissioner Azevedo pulled the Minutes and requested a change on page 4, paragraph 6, to clarify that Commissioner Azevedo motioned for denial which was seconded by Commissioner Brandt. The motion didn't move forward and the motion and second were rescinded. Through further discussion, Deputy Director Community Development (DDCD) Wehrmeister recommended that this item be held over with direction to staff to come back with a Resolution with completed findings for the Planning Commission's review and adoption of a Resolution. Assistant City Attorney Hawkins added that for the benefit of the applicant, supplemental information could be included for the continued hearing. He requested that the minutes be changed to reflect this wording.

**1. Approval of Minutes: February 20, 2008**

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***On motion by Commissioner Azevedo, and seconded by Commissioner Brandt, the Planning Commission approved the Minutes of February 20, 2008, with the amended change.***

**AYES:**                    ***Azevedo, Brandt, Westerman, Johnson, Trail and Travers***  
**ABSENT:**                ***Delgadillo***

**END OF CONSENT CALENDAR**

**CONTINUED PUBLIC HEARING**

2.     **PW357-303-07 – Harris Minor Subdivision – Lloyd Harris requests the approval of a parcel map to subdivide a 2.97 acre parcel into 4 lots for the purposes of creating 3 single family residential lots along North Lake Drive and one large lot fronting on Wilbur Avenue. The parcel map will incorporate the strip of property adjacent to North Lake Drive in order to provide access to the future single family residences. The project is located at 810 Wilbur Avenue (APN 065-110-006 and 065-244-028).**

Staff recommended that this item be continued to April 16, 2008.

***On motion by Commissioner Azevedo, and seconded by Commissioner Johnson, the Planning Commission approved the continuance of Item No. 2.***

**AYES:**                    ***Azevedo, Johnson, Westerman, Brandt, Trail and Travers***  
**ABSENT:**                ***Delgadillo***

**NEW PUBLIC HEARING**

3.     **PD-04-05, UP-04-14 – In Shape Health Club, Inc. requests approval of an amendment to the Planned Development and Use Permit to install two exterior pool slides at the existing health club. The project is located at 4065 Lone Tree Way (APN 072-012-112).**

Associate Planner Gentry provided a brief synopsis of the Staff Report dated March 28, 2008.

**OPENED PUBLIC HEARING**

Paul Rothbard, CEO of In Shape Health Club, stated that he felt the health club was not complete without the proposed exterior pool slides, and noted that at other In Shape Club locations, the slides provided a benefit to the children. He further explained the safety features and design benefits. In speaking to the location of the proposed slides, he noted that he has spoken with adjacent neighbors and that these neighbors were in favor of the slides and pool rules. Mr. Rothbard distributed further documentation to the Commission regarding the slides.

Commissioner Trail asked what the applicant could do to create an agreement with the City to install these slides. Mr. Rothbard stated that in speaking with staff, he had hoped for further recommendations for final approval and that he could see nothing in writing that would lend a denial.

Commissioner Delgadillo arrived at 8:00 p.m.

Mr. Rothbard further explained both the proposed water slide designs and landscaping proposals.

Chairman Travers spoke to the remarks that were submitted by the adjacent neighbors, and stated that he felt the slides be placed in an area where the water is deeper, but safe for children.

### **CLOSED PUBLIC HEARING**

Commissioner Johnson stated for the record that he had been invited and given a tour of In Shape Club by Jon Shaefer.

Commissioner Trail stated for the record that she had spoken with Jon Shaefer regarding the issues of neighboring properties and the location of the slides.

Chairman Travers stated for the record that he had received an e-mail from Jon Shaefer, but had not spoken with him.

Commissioner Azevedo stated that he disagreed with staff, in terms of Finding No. 1 as contained within the Staff Report, and felt this finding was weak in nature.

Commissioner Brandt expressed concern to the visual aspect of a larger slide as you drive north on Lone Tree and felt that additional screening could mitigate this concern. Being that the building itself was overwhelming, she felt that the slides would not add any additional attention to the area. She stated that she too felt it was hard to support a denial, as proposed by staff, and encouraged that soft earth tone slides be added so that they blend with the main building's color scheme.

Commissioner Johnson stated that he was not concerned that a privacy issue existed in terms of the adjacent property owners, and also felt that the slides would not appear too large due to the already large size of the building.

Chairman Travers disclosed for the record that he had previously met with Mr. Rothbard, before the In Shape Health Club was approved.

Assistant City Attorney Hawkins recommended that a condition be added, if so desired, that summer pool time hours be added pertaining to the pool and slide use.

**RESOLUTION 2008/08**

***On motion by Commissioner Azevedo, and seconded by Commissioner Delgadillo, the Planning Commission approved a request to add pool slides to the In-Shape Health Club Outdoor Pool.***

**AYES: Azevedo, Delgadillo, Westerman, Johnson, Brandt, Trail and Travers**

**ORAL COMMUNICATIONS**

Commissioner Brandt announced that the City Park Community Built Playground would be open on April 5 at 12 noon and reminded the Commission that the Relay for Life event would be held on June 20 and 21 and encouraged the Commission's participation.

**WRITTEN COMMUNICATIONS**

Chairman Travers spoke to the information that was provided to the Commission.

**COMMITTEE REPORTS**

Commissioner Westerman reported that the Design Guideline Subcommittee met on March 10 and discussed aesthetic issues and noted that on March 24 and April 7 meetings would be held to continue the review of the guidelines.

Commissioner Azevedo reported that Transplan did not meet in March.

Chairman Travers and Commissioner Delgadillo reported that they had recently met with the E-BART committee.

**ADJOURNMENT**

***Chairman Travers adjourned the Planning Commission at 8:30 p.m. to the next regularly scheduled meeting to be held on April 16, 2008.***

Respectfully Submitted,

Debra Lawson