

**CITY OF ANTIOCH  
PLANNING COMMISSION MINUTES**

**Regular Meeting  
6:30 p.m.**

**November 7, 2012  
City Council Chambers**

**CALL TO ORDER**

Chairman Baatrup called the meeting to order at 6:30 p.m. on Wednesday, November 7, 2012, in the City Council Chambers. He 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 decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on Monday, November 19, 2012.

**ROLL CALL**

Present: Commissioners Langford, Motts, Azevedo, Sanderson, Westerman, Vice-Chair Bouslog and Chairman Baatrup  
Absent: None  
Staff: Senior Planner, Mindy Gentry  
Economic Development Analyst, Brian Nunnally  
City Attorney, Lynn Tracy Nerland  
Minutes Clerk, Cheryl Hammers

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

None.

**CONSENT CALENDAR**

1. Approval of Minutes: September 19, 2012

*On motion by Vice Chair Bouslog, and seconded by Commissioner Azevedo, the Planning Commission approved the Minutes of September 19, 2012.*

**AYES:** Baatrup, Bouslog, Langford, Motts, Azevedo, Sanderson and Westerman

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

**END OF CONSENT CALENDAR**

**NEW ITEM**

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**2. General Plan Consistency Determination for Conveyance of the Hard House Parcel to the Friends of the Roswell Butler Hard House.**

Economic Development Analyst Nunnally provided a summary of the staff report dated October 24, 2012.

David Brink, President of the Friends of the Roswell Butler Hard House, said that he was here to answer any questions.

Commissioner Azevedo asked Mr. Brink if there was a time line for the proposed renovations to which he said that they had previously proposed five years which has been extended to seven years and that they have step by step goals for each year. Commissioner Azevedo asked about revenue to which Mr. Brink said that although they have not done any fundraising to date because the property was still owned by the City, they have raised some money, that they have had a lot of interest and that they hope to raise all money out of the community and through local grants. He said that they have a contractor who will be taking off the back portion of the building for free.

Chairman Baatrup asked Mr. Brink if he had an estimate of the amount needed to which he responded that they did not given that they have only viewed the property one time for thirty minutes years ago. He said that the roof has not failed and that they feel good about where they are but that he cannot put a number on it.

**On Motion by Commissioner Azevedo and seconded by Commissioner Motts, the Planning Commission finds that the Local Public History Museum Home use is consistent with the City General Plan.**

**AYES:** *Baatrup, Bouslog, Langford, Motts, Azevedo, Sanderson, Westerman*  
**NOES:** *None*  
**ABSTAIN:** *None*  
**ABSENT:** *None*

Chairman Baatrup announced that item 4 has been recommended to be continued to December 5<sup>th</sup> and that there would be no action on that item tonight. No one came forward to speak on this item.

**NEW PUBLIC HEARINGS**

**3. UP-12-08 – Garrett Chan of Acre Investment Co. requests a use permit to operate Rockin' Jump, an indoor Trampoline Park. The project is located at 2520 Somersville Road (APN: 074-450-034).**

EDA Nunnally provided a summary of the staff report dated November 1, 2012.

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**OPENED PUBLIC HEARING**

Applicant, Garrett Chan, and founder of Rockin Jump, Drew Wilson, indicated that they were available to answer questions. Mr. Wilson said that they have another location in Dublin which has done well and has increased business for other businesses and has been a draw for other retailers. He added that they do events such as birthday parties and corporate events.

Commissioner Motts asked applicants if there was a specific age that they market to and if there are alternative plans for other expansions such as rock climbing. Mr. Wilson responded that they get tots to grandmothers; however, the normal age is 5 to 12 years old which accounts for 75% of their business. He said that rock climbing would be an easy transition given that rock is in their name but that they do not presently have plans to do that.

Commissioner Sanderson said that she went to the website and viewed the mandatory waiver and asked if there had been many injuries at the other locations. Mr. Wilson said that although there will always be some injuries with this type of business that there is generally only a handful of injuries a month at their Dublin location even though they get approximately 15,000 jumpers a month. Commissioner Sanderson confirmed with Mr. Wilson that all of their management was CPR certified.

Commissioner Sanderson referenced Attachment A to the report which depicted the former department store being divided into three sections and asked about the other tenants marked there and whether they were in place. The applicant responded that they are working with others but that the third tenant is still up in the air.

Commissioner Sanderson confirmed with the applicants that they would be playing music but that there should not be a problem with neighboring tenants due to soundproofing.

Commissioner Sanderson asked if there were multiple entrances and whether the entrance to the mall would be utilized to which applicant said that their goal was to have one entrance into the facility on Somersville Road with emergency exits available, but that they are still looking into this.

Commissioner Azevedo asked applicants if the mall management has shared with them what the current vacancy is at the mall. Applicants stated that they have a good sense but no specific numbers.

EDA Nunnally stated that the vacancy numbers vary from time to time.

Commissioner Azevedo confirmed with applicants that they are agreeable to all conditions.

Commissioner Westerman asked applicants if customers have access to restrooms inside Rockin jump, if there were a lot of birthday parties and if there would be any food preparation. Mr. Wilson said that there are restrooms inside the facility, that

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approximately 40% of their business is birthday parties and that they are trying to partner with someone inside the mall regarding food given the significant cost but that was still up in the air.

Vice Chair Bouslog asked about security and if there was a plan to utilize mall security. Mr. Wilson said that they are heavily staffed to deal with issues and that during peak weekend hours they generally have 15+ staff members.

Chairman Baatrup asked about the Friday 9 pm to midnight hours to which applicant said that the average age at this time is 13 to 14 years old, that they have hard rules and dress codes and that they haven't had too many issues at other locations.

**CLOSED PUBLIC HEARING**

Chairman Baatrup asked staff about the 9 pm to midnight hours on Friday if there was any concern about undesirable traffic or impacts on the police department and what recourse would be available if problems occur. SP Gentry responded that they run a tight ship but that if they violate the conditions they can be fined.

EDA Nunnally stated that trampoline businesses generally do not produce calls.

City Attorney Nerland interjected that if excessive calls for service are received the Police Department will let staff know and meetings can be scheduled to figure things out and maybe additional security added. If that doesn't work, there is a mechanism in the Municipal Code to bring the project forward for modification or revocation.

Commissioner Azevedo said that while it is his preference that they find a 90,000 sf retail client to occupy the space, in lieu of that he felt that this was something of a destination to create traffic to the mall, that it is family oriented, that it increases foot traffic and that he can support this use permit.

Commissioner Sanderson said that she thinks this is a creative use of an existing vacant space turning it into something new, that looking at these types of businesses that they are fun entertainment and that they encourage exercise as well.

**RESOLUTION NO. 2012-12**

***On motion by Commissioner Azevedo and seconded by Commissioner Westerman, the Planning Commission approved UP-12-08, subject to all conditions.***

**AYES:** *Baatrup, Bouslog, Langford, Motts, Azevedo, Sanderson and Westerman*  
**NOES:** *None*  
**ABSTAIN:** *None*  
**ABSENT:** *None*

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4. **UP-12-09** – Farid Gulyar of Kabul Market requests a use permit to operate a convenience store, selling Persian food, household items, dairy products, dried fruits, breads, and meat. The project is located at 2521 San Jose Drive (**APN: 076-440-006**).

**On a motion by Commissioner Westerman and seconded by Commissioner Azevedo, the Planning Commission continued UP-12-09 to December 5, 2012.**

### **ORAL COMMUNICATIONS**

CA Nerland discussed with staff and the Planning Commissioners that the next meeting would be December 5<sup>th</sup>, that there are presently no items scheduled for December 19<sup>th</sup> and that the January 2<sup>nd</sup> meeting will probably be cancelled.

Commissioner Langford said that his term expired in October, 2012, that due to a change in employment he would not be able to make any more meetings and asked if the City was working on applicants for the Planning Commission. Commissioner Bouslog indicated that his term also expired in October, 2012.

CA Nerland said that she will look into that.

Chairman Baatrup indicated that he will be out of town on December 5<sup>th</sup>.

### **WRITTEN COMMUNICATIONS**

Chairman Baatrup said that he had available the Bay Area Monitor Newsletter if anyone would like to see it.

### **COMMITTEE REPORTS**

Chairman Azevedo said that Transplan is meeting tomorrow evening.

### **ADJOURNMENT**

Chairman Baatrup adjourned the Planning Commission at 7:15 p.m.

Respectfully Submitted,  
Cheryl Hammers