

Minutes
City of Clayton Planning Commission Meeting
Tuesday, February 10, 2009

Call to Order

Chair Catalano called the meeting to order at 7:00 p.m. at the Library Meeting Room, Clayton Community Library, 6125 Clayton Road, Clayton.

Present: Chair Tuija Catalano, Vice Chair Ed Hartley, Commissioner Bob Armstrong, Commissioner Keith Haydon, Commissioner Sandra Johnson

Absent: None

Staff: Community Development Director David Woltering
Assistant Planner Milan Sikela, Jr.

Administrative

1A. Review of agenda items.

1B. Commissioner Johnson to report at the February 17, 2009 City Council meeting.

Approval of Minutes

2. Approval of minutes from the meeting of January 27, 2009.

Chair Catalano moved and Commissioner Haydon seconded a motion to approve the minutes from the meeting of January 27, 2009, as submitted. The motion passed 5-0.

Public Hearings

3. **UP 01-09, Use Permit, Snap Fitness, 6200 Center Street, Suite G, APN 119-620-060.** A Use Permit to allow Snap Fitness representatives to amend their Use Permit to allow the following:
- Amend their previously-approved 5:00 a.m. opening time one hour earlier to the newly-proposed 4:00 a.m. opening time; and
 - Amend their previously-approved 11:00 p.m. closing time one hour later to the newly-proposed 12:00 a.m. closing time.

The public hearing was opened. Assistant Planner Sikela presented the staff report. The representative of Snap Fitness, Mike Monahan, was available for questions.

Commission questions and comments included:

- How many members do you currently have attending the Snap Fitness facility? Mr. Monahan indicated that approximately 300 members currently attend the Snap Fitness facility.
- Do you have a breakdown of the demographics of your membership? Mr. Monahan indicated that he did not have demographic information of the clientele.
- Is there a demand for a 4:00 a.m. opening time? Mr. Monahan indicated that, yes, there is a demand given there has been a line of people waiting at the front door of Snap Fitness at the current opening time of 5:00 a.m. Furthermore, Snap Fitness clientele have directly expressed a desire to have earlier access to the facility.
- Currently, there are no employees on-site after 8:00 p.m.? Mr. Monahan indicated that, yes, there are no employees on-site after 8:00 p.m.

- Are the on-site security cameras working well? Mr. Monahan indicated that the on-site security cameras are working great.
- Have you installed the on-site panic buttons? Mr. Monahan answered that there are two mounted panic buttons—one in the trainer's office and one in the gym—as well as several necklace panic buttons that can be worn by the clientele.
- Have any of the panic buttons been used? Mr. Monahan answered that, thankfully, panic buttons have not had to be used so far.
- We heard that a member fell down on a treadmill in the gym. Mr. Monahan indicated that a member, a woman, did fall and her husband was present to assist her.
- Is knowledge of how to operate your panic buttons a requirement for members? Mr. Monahan responded, yes, the members are required to learn about where the panic buttons are and how to use them.
- How do you control access through the front door after the facility is closed? Mr. Monahan responded that the door is set to automatically to shut off when the facility is closed, preventing anyone from accessing the facility after hours.
- How long has the Snap Fitness facility been open? Mr. Monahan responded that the facility has been open since December 12, 2008.
- What is the maximum number of members that the facility could accommodate? Mr. Monahan responded "400 members".
- I have heard good things about the operation of the facility.
- If demand for business continues to expand such that Snap Fitness proposes to operate 24 hours, would the applicant have to amend to Use Permit again? Director Woltering answered "yes".

There being no further comments, the public testimony period was closed. Commission comments and questions included:

- I see no problem with the expansion of operating hours for Snap Fitness.
- A condition of approval should be added that the project shall be conducted in accordance with the revised Statement of Operation.
- The Statement of Operation should reflect the newly-approved operating times.

Chair Catalano moved and Commissioner Haydon seconded a motion to approve Use Permit UP 01-09, with the findings and conditions recommended by staff, and with the conditions as amended by the Planning Commission. The motion passed 5-0.

Old Business

4. None.

New Business

5. None.

Communications

- 6A. Staff.

Director Woltering indicated the following regarding the Flora Square project:

- Flora Square is expected to open within approximately 30 days.

- Certain floodproofing issues remain to be addressed; the design and installation of the floodgates have to be finalized.
- Architectural features and exterior colors and materials look good.
- Installation of the elevator is underway.
- Two restaurants are looking at the site.

Director Woltering indicated the following regarding the Rivulet project:

- The public review draft environmental document is nearing completion.
- We are anticipating presenting the public review draft mitigated negative declaration at the March 10, 2009 Planning Commission meeting to receive comments.

Director Woltering indicated that Association of Bay Area Governments has released their *Projections 2009* document which describes two scenarios of possible future development: *scattered success*, which essentially continues the current patterns of development, and *focused future*, which anticipates the majority of future development occurring in proximity to mass transit and along major transportation corridors.

Director Woltering indicated that Village Market is proposing to open a deli in the tenant space facing Center Street. He indicated further that a building permit(s) will be required to complete work for the opening.

Director Woltering indicated that the regular Planning Commission meeting of February 24, 2009 may be cancelled due to a lack of agenda items ready to move forward for that date.

6B. Commission.

Vice Chair Hartley indicated that he went to the Mitchell Creek Place subdivision and noted that five units still remain to be sold.

Commissioner Johnson asked which restaurant was looking at tenant spaces in the Town Center? Director Woltering answered that restauranteurs representing a restaurant called Bangkok 101 were looking at potential sites in the Town Center. He stated that he did not know the identities of others that had been reported to be interested in the area.

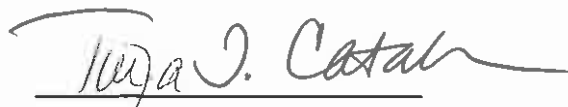
Commissioner Haydon indicated that he would not attend the Planning Commission meeting of February 24, 2009.

Adjournment

7. The meeting was adjourned at 7:30 p.m.



Submitted by
David Woltering, AICP
Community Development Director



Approved by
Tuija Catalano
Chair

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