

**CITY OF ANTIOCH ZONING ADMINISTRATOR
RESOLUTION NO. 2025-03**

**RESOLUTION OF THE CITY OF ANTIOCH ZONING ADMINISTRATOR
APPROVING A USE PERMIT (UP2025-0003) FOR A NEW DAY CARE CENTER
LOCATED AT 2651 SOMERSVILLE ROAD**

WHEREAS, Ruth Watkins requests approval of a Use Permit to operate a new day care center with an indoor play area at 2651 Somersville Road which is an existing unit at Somersville Plaza (APN 076-432-025);

WHEREAS, this project is Categorically Exempt from the provisions of CEQA, pursuant to section 15301; and

WHEREAS, the Zoning Administrator duly gave notice of a public hearing as required by law; and

WHEREAS, the Zoning Administrator on May 22, 2025, duly held a public hearing and received and considered evidence, both oral and documentary; and

WHEREAS, the Zoning Administrator does determine:

1. The granting of such Use Permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

The proposed day care center will not be detrimental to the surrounding property or improvements. Based upon the conditions imposed, the proposed use will not create adverse impacts to the surrounding businesses and residents.

2. The use applied at the location indicated is properly one for which a Use Permit is authorized.

The site is zoned Regional Commercial (C-3). The City of Antioch Municipal Code (AMC) permits day care centers with the approval of a use permit in the Regional Commercial District.

3. That the site for the proposed use is adequate in size and shape to accommodate such use, and all parking, and other features required.

The proposed day care center will take place in an existing commercial building and will not require any alterations to the site. Based on the conditions imposed, the project site provides sufficient off-street parking.

4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

The project site is currently developed and is located on Somersville Road and Buchanan Road, which are adequate in width and pavement type to carry the traffic generated by the proposed use.

5. The granting of such a Use Permit will not adversely affect the comprehensive General Plan.

The use will not adversely affect the comprehensive General Plan because the project is consistent with the General Plan designation for the site of Regional Commercial and is in an existing retail center.

NOW THEREFORE BE IT RESOLVED, the Zoning Administrator of the City of Antioch does hereby **APPROVE**, UP2025-0003, for a day care center located at 2651 Somersville Road (APN 076-432-025), subject to the following conditions.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Zoning Administrator of the City of Antioch at a regular meeting thereof held on the 22nd day of May 2025.

Zoe Merideth

**ZOE MERIDETH
ZONING ADMINISTRATOR**

EXHIBIT A
CONDITIONS OF APPROVAL
(SEPARATE PAGE)

EXHIBIT A:
CONDITIONS OF APPROVAL
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A. GENERAL CONDITIONS

1. The project shall comply with the Antioch Municipal Code. All construction shall conform to the requirements of the California Building Code and City of Antioch standards.
2. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
3. The project shall be implemented as indicated on the application form and accompanying materials provided to the City of Antioch and in compliance with the Antioch Municipal Code, or as amended by the Zoning Administrator.
4. No building permit will be issued unless the plan conforms to the project description and materials as approved by the Zoning Administrator and the standards of the City.
5. This approval expires two years from the date of approval (expires May 22, 2027), unless operations have commenced, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one one-year extension shall be granted.
6. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.
7. This approval supersedes previous approvals that have been granted for this site.

B. AGENCY REQUIREMENTS

1. All requirements of the Contra Costa County Fire Protection District shall be met.
2. All requirements of the Contra Costa Environmental Health Division (CCEHD) shall be met.

C. FEES

1. The applicant shall pay all fees as required by the City Council.
2. The applicant shall pay all required fees at the time of building permit issuance.

D. PROPERTY MAINTENANCE

1. No illegal signs, pennants, banners, balloons, flags, or streamers shall be used on this site at any time.
2. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
3. No signs shall be installed on this site without prior City approval.

E. PROJECTS SPECIFIC REQUIREMENTS

1. This Use Permit allows for a day care center with a maximum 75 students occupying 3,567 square feet at 2651 Somersville Road. Approval of a supplemental use permit shall be required to serve more than 75 students.
2. Any food prepared, cooked, packaged, or served shall meet all the requirements of Contra Costa County Environmental Health.
3. The designated play area shall be located entirely within the interior of the unit at 2651 Somersville Road. An outdoor play area is not permitted.






2025-03_Mini Bay Tots

Final Audit Report

2025-06-02

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