

**CITY OF ANTIOCH ZONING ADMINISTRATOR
RESOLUTION NO. 2025-05**

**RESOLUTION OF THE CITY OF ANTIOCH ZONING ADMINISTRATOR
APPROVING A USE PERMIT (UP2025-0005) FOR A TATTOO STUDIO AT
3658 LONE TREE WAY**

WHEREAS, Peter Quichis requests approval of a use permit for operation of a tattoo studio (“the project”) located in an existing unit at the Raley’s Shopping Center at 3658 Lone Tree Way (APN 071-181-031);

WHEREAS, the project is Categorically Exempt from the provisions of CEQA pursuant to Article 19, Section 15301, Existing Facilities, Class 1 because it involves negligible or no expansion of the existing use;

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

WHEREAS, on June 26, 2025, the Zoning Administrator duly held a public hearing and received and considered evidence, both oral and documentary;

NOW, THEREFORE, BE IT RESOLVED that the Zoning Administrator hereby makes the following findings for approval of a Use Permit pursuant to Section 9-5.2703 “Required Findings” of the Antioch Municipal Code:

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 tattoo studio will not be detrimental to the surrounding property or improvements. It is a small studio in an existing commercial unit with no anticipated noise, parking or other significant impacts.

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

The zoning for the site is C-2, Neighborhood/Community Commercial, which allows tattoo studios with approval of a Use Permit.

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 project is located in an existing commercial unit in an existing shopping center, and has adequate parking and all other features required to serve the use.

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 is located in an existing commercial center on Lone Tree Way, and is not anticipated to generate significant traffic.

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

The general plan designation for the site is Neighborhood Community Commercial, which allows personal services, such as a tattoo studio.

NOW THEREFORE BE IT RESOLVED, the Zoning Administrator of the City of Antioch does hereby **APPROVE** UP2025-0005, for operation of a tattoo studio located in an existing unit at the Raley's Shopping Center at 3658 Lone Tree Way (APN 071-181-031), subject to the attached conditions of approval (Exhibit A).

* * * * *

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 26th day of June 2025.

Zoe Merideth

**ZOE MERIDETH
ACTING ZONING ADMINISTRATOR**

EXHIBIT A
CONDITIONS OF APPROVAL
(SEPARATE PAGE)

EXHIBIT A
CONDITIONS OF APPROVAL
INK A1 TATTOO STUDIO (UP2025-0005)

1. **Project Approval.** This Use Permit approval is for the Ink A1 Tattoo Studio located at 3658 Lone Tree Way (APN: 071-181-031), as substantially shown and described on the project plans dated April 24, 2025, as presented to the Zoning Administrator on June 26, 2025 ("Approval Date"), except as required to be modified by conditions herein. For any condition herein that requires preparation of a final plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City of Antioch ("City").
2. **Project Approval Expiration.** This approval expires on June 26, 2027 (two years from the date on which this approval becomes effective), or at an alternate time specified as a condition of approval, unless the use becomes established through issuance of a business license or a building permit has been issued and construction diligently pursued. All approval extensions shall be processed as stated in the Antioch Municipal Code.
3. **Appeals.** Pursuant to Antioch Municipal Code § 9-5.2509, any decision made by the Zoning Administrator which would otherwise constitute final approval or denial may be appealed to the Planning Commission. Such appeal shall be in writing and shall be filed with the City Clerk within five (5) working days after the decision. All appeals to the Planning Commission from the Zoning Administrator shall be accompanied by a filing fee established by a resolution of the City Council.
4. **Requirement for Building Permit.** Approval granted by the Zoning Administrator does not constitute a building permit or authorization to begin any construction or demolition of an existing structure. An appropriate permit issued by the Community Development Department must be obtained before constructing, enlarging, moving, converting, or demolishing any building or structure within the City.
5. **Modification of Approved Plans.** The project shall be implemented as approved and with any additional changes required pursuant to the Zoning Administrator or Planning Commission Conditions of Approval. Planning staff may approve minor modifications to the project design as outlined in Antioch Municipal Code § 9-5.2708.
6. **Hold Harmless Agreement/Indemnification.** The applicant (including any agent thereof) shall defend, with counsel of City's choosing and at Applicant's own cost, expense and risk, any and all claims, suits, actions or other proceedings of every kind that may be brought or instituted against City or its officials, officers, employees, volunteers and agents to attack, set aside, void, or annul the City's approval concerning this application. Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or its officials, officers, employees, volunteers and agents as part of any such claim, suit, action or other

proceeding concerning the City's approval of this application. Applicant shall also reimburse City for the cost of any settlement paid by City or its officials, officers, employees, agents or volunteers as part of any such claim, suit, action or other proceeding concerning the City's approval of this application. Such reimbursement shall include payment for City's attorneys' fees and costs, including expert witness fees. Applicant shall reimburse City and its officials, officers, employees, agents, and/or volunteers, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Applicant's obligation to indemnify shall survive the expiration of this Approval.

7. **Final Approval.** A final and unchallenged approval of this project supersedes any previous approvals that have been granted for this site.

FEES

8. **City Fees.** The applicant shall pay all fees as required by the City Council.

AGENCY REQUIREMENTS

9. **Fire.** All requirements of the Contra Costa County Fire Protection District shall be met.
10. **Health.** All requirements of the Contra Costa County Environmental Health Division shall be met.

PROPERTY MAINTENANCE

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






2025-05_Ink A1 Tattoo Studio

Final Audit Report

2025-07-01

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