

**ZONING ADMINISTRATOR  
RESOLUTION # 2022-04**

**RESOLUTION OF THE CITY OF ANTIOCH ZONING ADMINISTRATOR  
APPROVING A USE PERMIT (UP-22-16) FOR FOUR LEGS BREWING TAPROOM AT 1 I  
STREET, UNIT C**

**WHEREAS**, Four Legs Brewing requests approval of a use permit for a taproom, located at 1 I Street, Unit C (APN 066-010-009);

**WHEREAS**, the application was deemed complete on September 21, 2022;

**WHEREAS**, this project is Categorically Exempt from the provisions of CEQA, pursuant 15301, "Existing Facilities";

**WHEREAS**, a public hearing notice was published in the East County Times and posted pursuant to California Government Code Section 65090 on October 28, 2022 for the public hearing held on November 10, 2022;

**WHEREAS**, the Zoning Administrator held a public hearing and considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request.

**NOW, THEREFORE, IT BE RESOLVED** that the Zoning Administrator does hereby make the following findings for approval of a Use Permit to operate a taproom pursuant to Section 9-5.2703 "Required Findings" (B) (1) of the Antioch Municipal Code:

- a) 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.

**Finding:** The proposed taproom 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 area.

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

**Finding:** The site is zoned Downtown Specific Plan with a Waterfront designation within the Specific Plan. The Waterfront designation allows alcohol sales subject to the approval of a Use Permit.

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

**Finding:** The proposed taproom will occupy a small space within an existing commercial building. The commercial site has a developed parking lot that provides sufficient parking for the existing commercial uses and the proposed taproom.

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

**Finding:** The project site is currently developed and is located at the terminus of I St. which is adequate in width and pavement type to carry the traffic generated by the proposed use.


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

**Finding:** The use will not adversely affect the comprehensive General Plan because the project is consistent with the General Plan designation for the site of Downtown Specific Plan and is located in an existing commercial building.

**NOW, THEREFORE, BE IT RESOLVED,** the Zoning Administrator of the City of Antioch does hereby **APPROVE** UP-22-16, for a taproom at 1 I Street, Suite C (APN 066-010-009), subject to the Conditions of Approval attached hereto in 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 10th day of November 2022.

  
Forrest Ebbs (Nov 18, 2022 16:44 PST)

**FORREST EBBS**  
**ZONING ADMINISTRATOR**

**Exhibit A – Conditions of Approval**

<b>General Conditions</b>		<u>Regulation Source</u>	<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and signature)
1.	<b>Project Approval.</b> This Use Permit approval is for a Taproom at 11 Street, Suite C (APN: 066-010-009), as substantially shown and described on the project plans, except as required to be modified by conditions herein. Plans date received August 30, 2022, as presented to the Zoning Administrator on November 10, 2022 (“Approval Date.”). 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.	City of Antioch	On-Going	Planning Department	
2.	<b>Project Approval Expiration.</b> This Use Permit approval expires on November 10, 2024 (two years from the date on which this approval becomes effective) or at an alternate time specified as a condition of approval, unless a building permit has been issued and construction diligently pursued. The approval may be renewed by the Community Development Director for a period up to an additional two (2) years, provided that, at least ten (10) days before expiration of one (1) year from the date when the approval becomes effective, an application for renewal of the approval is filed with the Community Development Department. The Zoning Administrator may grant a renewal of an approval where there is no change in the original application, or there is no request to change any condition of approval for up to two additional years from the expiration date.	City of Antioch	On-Going	Planning Department	

3.	<p><b>City Fees.</b> The applicant shall pay any and all City and other related fees applicable to the property, as may be modified by conditions herein. Fees shall be based on the current fee structure in effect at the time the relevant permits are secured and shall be paid before issuance of said permit or before any City Council final action approval. Notice shall be taken specifically of Plan Check, Engineering, Fire and Inspection Fees. The project applicant shall also reimburse the City for direct costs of planning; building and engineering plan check and inspection, as mutually agreed between the City and applicant.</p> <p><i>Discretionary or ministerial permits/approvals will not be considered if the applicant is not current on fees, balances, and reimbursement that are outstanding and owed to the City.</i></p>	City of Antioch	On-Going	Community Development Department	
4.	<p><b>Pass-Through Fees.</b> The developer shall pay all pass-through fees. Fees may include but are not limited to:</p> <ul style="list-style-type: none"> <li>East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance.</li> <li>Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.</li> <li>Contra Costa County Map Maintenance Fee in affect at the time of recordation of the final map(s).</li> <li>Contra Costa County Flood Control District Drainage Area fee.</li> <li>School Impact Fees.</li> <li>Delta Diablo Sanitation Sewer Fees.</li> <li>Contra Costa Water District Fees.</li> </ul>	City of Antioch	On-Going	Community Development Department	

5.	<p><b>Appeals.</b> Pursuant to Section 9-5.2705 of the Antioch Municipal Code, 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 Community Development Director 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 Clerk.</p>	City of Antioch	Within 5 Days of Zoning Administrator Action	Planning Department	
6.	<p><b>Requirement for Building Permit.</b> Approval granted by the Zoning Administrator does not constitute a building permit or authorization to begin any construction or demolish 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.</p>	City of Antioch	On-Going	Building Department	
7.	<p><b>Modifications to Approved Plans.</b> 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 in the project design, but not the permitted land uses. A change requiring discretionary approval and any other changes deemed appropriate by the Planning staff shall require further Zoning Administrator approval through the discretionary review process.</p>	City of Antioch	On-Going	Planning Department	
8.	<p><b>Hold Harmless Agreement/Indemnification.</b> The applicant (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Antioch and its agents, officers and employees, from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul the City's approval concerning this application. The City will promptly notify the applicant of any such claim action or proceeding and cooperate fully in the defense.</p>	City of Antioch	On-Going	Planning Department	

<b>Fire Standards</b>		<u>Regulation Source</u>	<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and signature)
9.	The applicant shall comply with the Contra Costa County Fire Protection District in the letter dated September 29, 2022.	Contra Costa Fire Protection District	On-Going	Contra Costa Fire Protection District	
<b>At the Time of Construction</b>		<u>Regulation Source</u>	<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and signature)
10.	<b>Collection of Construction Debris.</b> Gather all construction debris on a regular basis and place them in a Waste Management dumpster or other container that is emptied or removed on a weekly basis consistent with the Construction and Demolition Debris Ordinance. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.	City of Antioch	On-Going	Building Department	
11.	<b>Construction Hours.</b> Construction activity shall be as outlined in in the Antioch Municipal Code. Construction activity is limited to 8:00 AM to 5:00 PM Monday-Friday or as approved in writing by the City Manager. Requests for alternative construction hours shall be submitted in writing to the City Engineer. days/times restricted to the hours of 8:00 a.m. to 6:00 p.m.	City of Antioch	On-Going	Building Department/ Public Works Department	
12.	<b>Demolition, Debris, Recycling.</b> The project shall be in compliance with and supply all the necessary documentation for Antioch Municipal Code § 6-3.2: Construction and Demolition Debris Recycling.	City of Antioch	On-Going	Building Department/ Public Works Department	

13.	<b>Debris Removal.</b> The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.	City of Antioch	On-Going	Building Department/ Public Works Department	
<b>Prior to Issuance of Occupancy Permit</b>		<u>Regulation Source</u>	<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and signature)
14.	<b>Planning Inspection.</b> Planning staff shall conduct a site visit to review exterior building elevations for architectural consistency with the approved plans and landscape installation (if required). All exterior finishing details including window trim, paint, gutters, downspouts, decking, guardrails, and driveway installation shall be in place prior to scheduling the final inspection.	City of Antioch	Prior to Occupancy Permit	Planning Department	
15.	<b>Debris Removal.</b> All mud, dirt or construction debris carried off the construction site and shall be removed prior to scheduling the final Planning inspection. No materials shall be discharged onto a sidewalk, street, gutter, storm drain or creek.	City of Antioch	Prior to Occupancy Permit	Building Department	
16.	<b>Fire Prevention.</b> A final Fire inspection shall occur to inspect all fire prevention systems constructed as part of the project. Inspections shall occur prior to final occupancy permit issuance.	Contra Costa County Fire District	Prior to Occupancy Permit	Fire Department	
<b>Project Specific Conditions</b>		<u>Regulation Source</u>	<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and signature)

17.	<b>Hours of Operation.</b> Hours of operation shall be 11 AM – 10 PM, seven (7) days a week. Any request to modify the hours of operation shall be subject to Zoning Administrator approval.	City of Antioch	On-Going	Planning Division	
18.	<b>ABC License Type.</b> The proposed taproom is approved for a Type-40 ABC License. Any change in license type shall be subject to the review and approval of the Zoning Administrator.	City of Antioch	On-Going	Community Development Department	
19.	<b>Revocation.</b> Pursuant to Section 9-5.2707.1 "Violation, Revocation, Fine" of the City of Antioch Municipal Code, if there is a violation of the Conditions of Approval, the Planning Commission shall hold a public hearing to consider revocation of the Conditional Use Permit. If the Planning Commission determines that the operation is not in compliance with the Conditions of Approval, there is a public nuisance or otherwise a threat to public health, safety, or welfare, this may result in revocation of or modification to the Use Permit or imposition of a fine.	City of Antioch	On-Going	Community Development Department	








# ZA Reso 2022-04 (UP-22-16, Four Legs Taproom)

Final Audit Report

2022-11-19

Created:	2022-11-19
By:	Hilary Brown (hbrown@ci.antioch.ca.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAA6eZsvUzk8nsWY_UWuihpFM_5hyw8RJgg

## "ZA Reso 2022-04 (UP-22-16, Four Legs Taproom)" History

-  Document created by Hilary Brown (hbrown@ci.antioch.ca.us)  
2022-11-19 - 0:41:26 AM GMT- IP address: 50.232.22.142
-  Document emailed to Forrest Ebbs (febbs@ci.antioch.ca.us) for signature  
2022-11-19 - 0:43:38 AM GMT
-  Email viewed by Forrest Ebbs (febbs@ci.antioch.ca.us)  
2022-11-19 - 0:44:11 AM GMT- IP address: 104.47.64.254
-  Document e-signed by Forrest Ebbs (febbs@ci.antioch.ca.us)  
Signature Date: 2022-11-19 - 0:44:23 AM GMT - Time Source: server- IP address: 174.208.99.108
-  Agreement completed.  
2022-11-19 - 0:44:23 AM GMT