



**Zoning Administrator**  
THURSDAY, JANUARY 11, 2024, 3:00 PM

**Regular Meeting**  
City Hall 2<sup>nd</sup> Floor Conference Room  
200 H St. Antioch, CA

**HOW TO SUBMIT PUBLIC COMMENT:**

**Prior to 12:00pm the day of the meeting:** Written comments may be sent to Community Development Department, City Hall, 200 "H" Street (P. O. Box 5007) or submitted electronically to [planning@antiochca.gov](mailto:planning@antiochca.gov).

*All comments received before 12:00 pm the day of the meeting will be provided to the Zoning Administrator at the meeting.*

**1. CALL TO ORDER**

**2. ROLL CALL / INTRODUCTIONS**

**Zoning Administrator**

Kevin Scudero, Acting Community Development Director

**Planning Staff**

**3. PUBLIC COMMENT**

For persons desiring to address the Zoning Administrator on an item that is not on the agenda please note that each speaker is limited to three (3) minutes. The Brown Act limits the ability to take and/or discuss items that are not on the agenda; therefore, such items are normally referred to staff for comments or to a future agenda.

**4. PUBLIC HEARING**

- 4-1. Food Mart at 76 Gas Station (UP2023-0009)** The applicant requests use permit approval for a Type 21 off-sale general ABC license to allow the sale of beer, wine, and distilled spirits at the Food Mart at 76 Station. The store currently has a Type 20 off-sale beer and wine ABC license.

**Recommendation:** Staff recommends that the Zoning Administrator approve a use permit for a Type 21 off-sale general Alcoholic Beverage Control (ABC) license at the existing food mart at 76 Gas Station on 4649 Golf Course Road, subject to the conditions outlined in the attached resolution.

**CEQA:** This project has been deemed Categorical Exempt from CEQA under Article 19, Section 15301, Existing Facilities, Class 1 because the project involves negligible expansion of the existing use.

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**4-2 Z & J Clubhouse (UP2023-0008 and DR2023-0021)** The applicant requests a Use Permit and Design Review to occupy an existing 1,403 square foot tenant space at an existing strip commercial center. The request is to operate a childcare center with an associated outdoor space in the rear parking lot.

**Recommendation:** Staff recommends that the Zoning Administrator approve a use permit and design review application allowing a day care and after-school programs center at 3166 Contra Loma Boulevard, subject to the conditions contained in the attached resolution.

**CEQA:** This project has been deemed Categorically Exempt from CEQA under Article 19, Section 15301, Existing Facilities, Class 1 because the project involves negligible expansion of the existing use.

**5. REGULAR BUSINESS**

**6. ORAL/Written COMMUNICATIONS**

**7. ADJOURNMENT**

**NOTICE**

As a general policy, the Zoning Administrator will not begin discussion or consideration of an agenda item after 3:30 pm. Copies of the documents relating to this proposal are available for review at [www.antiochca.gov/planningprojects](http://www.antiochca.gov/planningprojects). The staff report and agenda packet will be posted at least 72 hours (3 days) in advance of the scheduled meeting date at [www.antiochca.gov/ZAagendas](http://www.antiochca.gov/ZAagendas).

**APPEALS**

Pursuant to Section 9-5.2509 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 City Council. Such an 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 City Council from the Zoning Administrator shall be accompanied by a filing fee established by a resolution of the City Clerk. The final appeal date of actions made at this Zoning Administrator hearing is: 5:00 p.m. on FRIDAY, JANUARY 19, 2024.

**ACCESSIBILITY**

Accessibility In accordance with the Americans with Disabilities Act and California law, the City of Antioch offers its public programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at the number or email address below at least 72 hours prior to the meeting or when you desire to receive services. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City's ADA Coordinator can be reached by phone: (925) 779-6950 and e-mail: [publicworks@ci.antioch.ca.us](mailto:publicworks@ci.antioch.ca.us)