



Zoning Administrator
THURSDAY, APRIL 25, 2024, 3:00 PM

Regular Meeting
City Hall 2nd 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.

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. Intentional Event Spaces (UP2024-0002)** The applicant requests use permit approval and a zoning variance to operate an event venue business with live entertainment in an existing shopping center unit at 3658 Lone Tree Way (APN 071-181-031). The hours of operation for the business would be during scheduled events which must end by 10pm on Sunday-Thursday, and 12am on Friday and Saturday. The applicant is requesting a zoning variance to allow catered private events to serve alcohol under catering licenses from Alcoholic Beverage Control (ABC).

Recommendation: Staff recommends that the Zoning Administrator approve a use permit and zoning variance allowing public assembly, live entertainment, and consumption of alcohol during catered private events for Intentional Event Spaces at 3658 Lone Tree Way, subject to the conditions contained 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. The project has also been deemed Categorical Exempt from CEQA under Article 19, Section 15332, Infill Development, Class 32 because the project is less than 5 acres in size in a location surrounded by urban uses.

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. 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/ZAgendas.

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, MAY 3, 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