



**STAFF REPORT TO THE ZONING ADMINISTRATOR  
FOR CONSIDERATION AT THE MEETING OF JUNE 26, 2026**

**Prepared by:** Nathan Tinclair, Associate Planner  
**Approved by:** Kevin Scudero, Principal Planner  
**Date:** June 26, 2025  
**Subject:** Ink A1 Tattoo Studio (UP2025-0005)

**RECOMMENDATION**

It is recommended that the Zoning Administrator **APPROVE** a Use Permit for operation of a tattoo studio subject to the conditions contained in the attached resolution.

**REQUEST**

The applicant, Peter Quichis, requests a Use Permit for operation of a tattoo studio. The project site is an existing commercial unit at the Raleys Shopping Center located at 3658 Lone Tree Way (APN: 071-181-031).

**ENVIRONMENTAL**

This project is Categorically Exempt from the provisions of the California Environmental Quality Act CEQA, pursuant to Section 15301 – Existing Facilities. This section of CEQA exempts projects that:

- Consist of the operation of existing public or private structures.
- Involve negligible or no expansion of an existing use beyond that existing at the time of the lead agency determination.

The project is located at a fully constructed, existing shopping center, and it involves no expansion of the existing use.

**ANALYSIS**

**Overview**

The applicant proposes to operate a tattoo studio out of an existing commercial unit at the Raleys Shopping Center. The applicant does not propose any interior or exterior renovations to the existing unit. The studio would be open between 10:00am – 6:00pm daily, as well as during other times by appointment. The applicant plans to employ up to 3 tattoo artists who would each serve one customer at a time. The project description is provided as Attachment B.

### **Location**

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

The project is located in an existing shopping center which has several hundred parking spaces. The applicant plans on employing approximately three tattoo artists who would each serve one customer at a time. Therefore, the project is not expected to generate significant traffic or parking demand.

### **Use Permit**

The City of Antioch Municipal Code requires a Use Permit for tattoo studios. Use Permits are required for land uses that may be suitable only in specific locations or require special consideration in their design, operation, or layout to ensure compatibility with surrounding uses.

The C-2 Zoning District provides for a wide range of commercial and personal service uses. The proposed use is consistent with the underlying zoning and general plan goals in that it adds a commercial and personal service type use within a commercial district.

### **ATTACHMENTS**

- A.** Resolution
  - a. Exhibit A: Conditions of Approval
- B.** Project Description
- C.** Project Plans
- D.** Letter from the Contra Costa County Fire Protection District

## **ATTACHMENT “A”**

### **CITY OF ANTIOCH ZONING ADMINISTRATOR RESOLUTION NO. 2025-XX**

#### **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.

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**DAVID A. STORER, AICP**  
**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.

# ATTACHMENT "B" PERMIT APPLICATION

## INK A1 STUDIO

3658 Lone Tree Way, Antioch, CA 94509

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## PROPERTY OWNER AUTHORIZATION

Submitted to: EnerGov/EPL Civic Access Portal

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## COPYRIGHT FORM

See attached

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## PROJECT DESCRIPTION / MISSION STATEMENT

### Ink A1 Studio Design

3658 Lone Tree Way  
Antioch, CA 94509  
Phone: 925-238-1366  
Contact: Peter Quichis

At Ink A1 Studio Design, our passion is creating remarkable, timeless tattoos that our clients can cherish for a lifetime. We strive to provide not only beautiful, custom artwork but also a memorable experience that aligns with your style and story. Whether it's your first tattoo or your hundredth, we want your next piece to be something that you deeply connect with and adore.

Our studio is designed to be a welcoming, clean, and comfortable space where you can relax and enjoy the process. From the moment you step through our doors, we want you to feel like you are among friends—people who are dedicated to bringing your vision to life most professionally and positively possible.

We understand that getting a tattoo is a deeply personal experience, and we treat every client with the respect and care they deserve. While we keep the atmosphere relaxed and easygoing, there are a few important guidelines we adhere to, to ensure the safety, integrity, and inclusivity of our space:

1. We do not tattoo anyone under 18 years old—no exceptions. We believe that tattoos should be a conscious decision made by those who are legally able to make it.
2. We do not create tattoos that carry harmful or discriminatory messages, including any tattoos that are sexist, racist, transphobic, or homophobic. We are committed to maintaining a positive and respectful environment for all of our clients and the wider community.

At Ink A1 Studio Design, we embrace the spirit of exploration—of seeking adventure, growth, and new experiences. We believe that tattoos are more than just body art; they are powerful symbols that help us capture the essence of our journeys. As we have evolved as artists and



individuals, traveling across the world and gathering stories, inspiration, and wisdom along the way, it felt only natural to create a space where others could come to express their narratives.

Our studio was founded on the belief that tattoos should be meaningful, not just aesthetically pleasing. It's about capturing your milestones, passions, and the unique essence of who you are. Whether it's a reminder of a life-changing moment or a tribute to the places you've been and the people you've met, we are here to help you tell your story.

As we continue to grow and evolve, we are excited to see our space become more than just a tattoo studio—it's a home for those who wish to document their stories and mark significant moments in their lives. We are proud to have established our roots here, and we can't wait to share this journey with you. Together, we can create something that lasts forever and is truly a reflection of your adventure. Thank you for considering **Ink A1 Studio Design** as part of your story. We look forward to working with you and helping you bring your tattoo ideas to life!

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## ARTISTS

### PETER QUICHIS

Peter may be the owner of the studio, but he's the first to tell you that he doesn't see himself as the "boss." Instead, he prefers to take a laid-back, collaborative approach to running the business, focusing on creating an environment where everyone feels welcome and inspired. A lover of cleanliness and order, Peter enjoys maintaining a space where both clients and fellow artists can thrive creatively. His love for a good story and a knack for steering clear of uncomfortable conversations make him a fun and easy-going presence in the studio.

With over a decade of experience in tattooing and art, Peter's passion for the craft has only grown with time. He's spent countless hours perfecting his skills and learning new techniques, and he truly believes that there's no better job than the one he's doing. While tattoos are his main focus, when he's not in the studio, Peter enjoys spending quality time with his son, whether they're building something together or simply playing. And when it comes to winding down, you can always find him crafting the perfect cup of coffee to fuel his creativity.

Peter takes immense pride in his studio and the community of artists and clients who make it so special. His goal is to provide a space that feels like a home for creativity—somewhere clients can come for not just a tattoo, but for inspiration and a positive experience. As the studio continues to grow and evolve, Peter looks forward to bringing more talented artists into the fold, further enriching the atmosphere, and offering clients even more options for their tattoo needs.

## CONTACT INFORMATION / HOURS

### OFFICE

Whether you're ready to book an appointment or simply have questions, we're here to help! Feel free to reach out to us through any of the following channels:

### PHONE:

925-238-1366

### EMAIL:

[Everlast1617@gmail.com](mailto:Everlast1617@gmail.com)

### ADDRESS:

3658 Lone Tree Way  
Antioch, CA 94509

### HOURS:

We're open every day except Saturday, giving you plenty of opportunities to stop by and speak with us or book your next session. Below are our regular business hours:

- **Sunday:** 11 AM – 5 PM
- **Monday:** 10 AM – 6 PM
- **Tuesday:** 10 AM – 6 PM
- **Wednesday:** 10 AM – 5 PM
- **Thursday:** 11 AM – 5 PM
- **Friday:** 10 AM – 6 PM
- **Saturday:** 10 AM – 6 PM

If you need to come in outside of our standard hours, please don't hesitate to ask. We're happy to accommodate you whenever possible.

### NUMBER OF EMPLOYEES

Our existing business model would ultimately like to see a team of three artists on staff. Each artist is capable of attending to one customer at a time. Based on the complexity of the design and the work involved, customers can expect to spend around one to two hours in the studio.

### PARKING

Parking at the location is expected to be manageable, as each artist will be able to attend to only one customer at a time.

### RATES

At our studio, we aim to provide top-notch tattoos at competitive and transparent prices. Here's a breakdown of our rates:

- **Hourly Rate:** \$190
- **Minimum Charge:** \$125 (applies to smaller tattoos or quick consultations)

We believe in giving you a fair price for the work you're getting, and we'll always provide a clear estimate before we begin any tattoo or project.

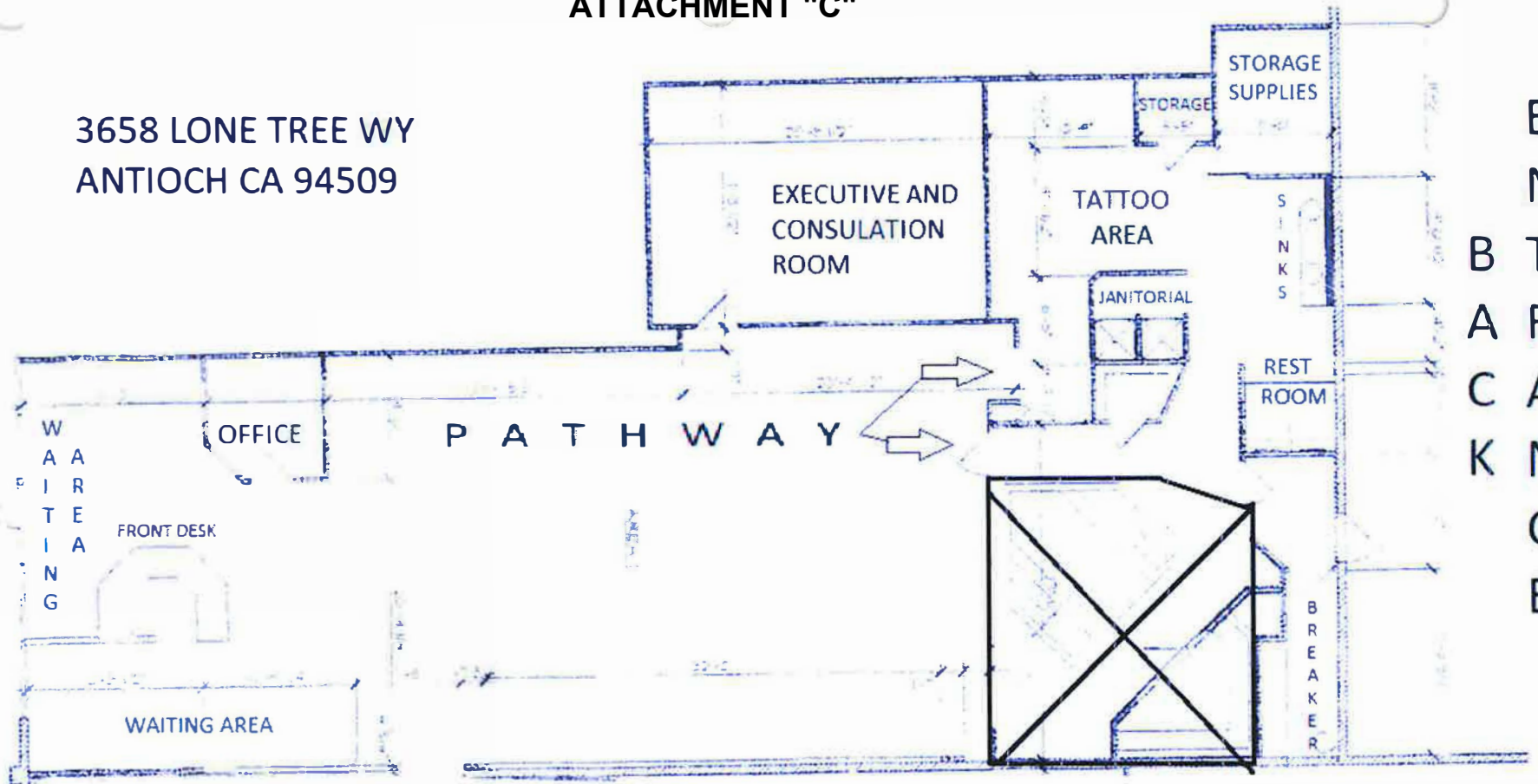
If you're looking for something custom, like a banner or other artwork, we'll provide a quote based on the specifics of the job. Our artists are skilled in a wide range of styles, so we can offer you a piece that fits your vision.

**Payment Options:** We offer several ways to pay for your tattoos, including Cash, Mastercard, Visa, and Debit. If you have any questions about payments or our rates, feel free to reach out, and we'll be happy to clarify.

ATTACHMENT "C"

3658 LONE TREE WY  
ANTIOCH CA 94509

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## ATTACHMENT "D"



### CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

4005 PORT CHICAGO HWY, STE 250, CONCORD, CA 94520 • (925) 941-3300 • CCCFPD.ORG

May 28, 2025

Mr. Nathan Tincclair  
City of Antioch  
Planning

**Subject:** Ink A-1 Tattoo Studio  
Address  
Project # UP2025-0005  
**CCCFPD Project No.: P-2025-001674**

Dear Mr. Tincclair:

We have reviewed the use permit / design review application to establish a tattoo studio in an existing commercial unit at the subject location. The following is required for Fire District approval in accordance with the 2022 California Fire Code (CFC), the 2022 California Building Code (CBC), and Local and County Ordinances and adopted standards:

Plans provided did not provide much detail. The building appears to have fire sprinklers. Any proposed alterations to interior walls, doors will require a tenant improvement plan review.

1. The developer shall submit tenant improvement plans and specifications for the subject project to the Fire District through the public portal (<https://confire.vision33cloud.com/citizenportal/app/landing>). After the new construction / tenant improvement plans are approved, plans and specifications for all deferred submittals shall be submitted, including, but not limited to the following.

- Fire sprinklers

All projects shall be submitted to the Fire District for review and approval ***prior*** to construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC

**ALL PLAN SUBMITTALS SHALL BE SUBMITTED THROUGH THE FIRE DISTRICT'S PUBLIC PORTAL WEBSITE: <https://confire.vision33cloud.com/citizenportal/app/landing>**

**Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.**

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

Sincerely,



Michael Cameron  
Fire Inspector

File: 3658 LONE TREE WAY-PLN-P-2025-001674