



## Zoning Administrator

City Hall Council Chambers  
200 H St. Antioch, CA

**VIRTUAL MEETING AGENDA**  
THURSDAY, NOVEMBER 10, 2022, 3:00 PM

### COVID-19 NOTICE – PUBLIC MEETING GUIDELINES

Consistent with AB 361, the Planning Commission will be participating in meetings via phone/video conferencing. The public is invited to watch and submit comments via the methods below:

#### How to watch the meeting from home:

The Zoning Administrator Meetings will be held as a Zoom webinar and the public is invited to participate as “attendees”. Please note that, in order to participate, you must have the Zoom app installed on your smart phone or computer and you may need speakers and a microphone to use certain computers. Please visit [www.zoom.us](http://www.zoom.us) for more information.

The City of Antioch will continue to stream video and audio of these meetings at the following webpage: [antiochca.gov/ZAm meetings](http://antiochca.gov/ZAm meetings) You do not need the Zoom app to use this service. However, you will not be able to provide comment during the meeting.

#### How to submit Public Comment:

There are two ways to submit public comments to the Planning Commission:

- **Prior to 2:00pm** the day of the meeting: Written comments may be submitted electronically to the Secretary to the Zoning Administrator at the following email address: [zoning@antiochca.gov](mailto:zoning@antiochca.gov). All comments received before 3:00 pm the day of the meeting will be provided to the Zoning Administrators at the meeting. Please indicate the agenda item and title in your email subject line.
- **After 3:00pm** the day of the meeting and during the meeting: Comments can be submitted directly to the Zoning Administrator through the Zoom webinar. Please use the link on the corresponding agenda date posted at [www.antiochca.gov/pcagendas](http://www.antiochca.gov/pcagendas)

#### 1. CALL TO ORDER

#### 2. ROLL CALL / INTRODUCTIONS

Zoning Administrator  
Planning Staff

Forrest Ebbs, Community Development Department Director

#### 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 up 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 comment or to a future agenda.

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#### 4. PUBLIC HEARING

- 4-1. **V-22-01, CIWP / 1105 Buchanan Variance, 8' Fence & Setbacks:** The applicant is seeking Variance approval for the replacement, and installation of a new 8-foot fence and gate at 1105 Buchanan Road. The subject site is .13 acres in size. Existing uses include office use. The project scope includes replacing a portion of an existing fence with a new 8-foot fence, installation of an 8-foot fence and gate in the remainder of the site. The proposed fence is to be located approximately 5 feet from the property line.

**Recommendation:** Staff recommends that the Zoning Administrator review and approve the proposed Variance request subject to Resolution and Conditions of Approval.

- 4-2. **UP-22-16, Four Legs Brewing: PROJECT TITLE:** The applicant is seeking is seeking Use Permit approval for a new 600 sq. ft. taproom located at 1 I St. Unit C (Monica's Riverview). The proposed hours of operation are 11:00 AM – 10:00 PM, seven days a week with a total of six employees. The business will operate under a Type 40 ABC license (Taproom to sell Beer ONLY).

**Recommendation:** Staff recommends that the Zoning Administrator review and approve the proposed Use Permit request subject to Resolution and Conditions of Approval.

#### 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 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 THURSDAY NOVEMBER 17, 2022

### 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)