



Zoning Administrator
THURSDAY, DECEMBER 14, 2023, 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. Wildhorse Townhomes (DR2023-0010)** The applicant, Joshan Royan, requests a use permit and design review approval to review the placement of the trash enclosures and authorize the construction of the project.

Recommendation: Staff recommends that the Zoning Administrator adopt the resolution approving a Use Permit and Design Review for the Wild Horse Townhome project, subject to conditions of approval.

CEQA: The requested Use Permit would be exempt from additional environmental review pursuant to CEQA Guidelines section 15305, Minor Alterations in Land Use Limitations. In addition, the Use Permit would have to comply with all applicable mitigation measures from the Certified EIR for each phase of development.

4-2 Black Diamond Market (UP2023-0007) The applicant requests approval of a use permit to occupy an existing commercial space to operate a liquor store with a Type-21 ABC License. The subject property is located at 2665 Somersville Road (APN 074-432-025).

Recommendation: Staff recommends that the Zoning Administrator review and approve a use permit to occupy an existing commercial space to operate a liquor store with a Type-21 Alcohol and Beverage Control (ABC) License subject to the conditions contained in the resolution.

CEQA: This proposed project is Categorical Exempt from the California Environmental Quality Act (CEQA) under Article 19, Section 15332 Infill Development.

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 THURSDAY DECEMBER 21, 2023.

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