

Antioch, California
December 9, 2010

**ANTIOCH ZONING ADMINISTRATOR
REGULAR MEETING - MINUTES**

Zoning Administrator Bill Gegg called the meeting to order at 3:00 p.m. on Thursday, December 9, 2010, in the City Council Chambers.

CALL TO ORDER

Staff Members: Zoning Administrator, Bill Gegg
 Contract Planner, Sara Welch
 Minutes Clerk, Cheryl Hammers

Zoning Administrator Bill Gegg opened the public hearing.

NEW PUBLIC HEARING

- 1. UP-10-07 – Use Permit for an Office Use and Driving School** - David and Rainy Robinson request the approval of a use permit for an office use and driving school. The project is located in an existing building at 516 West 2nd Street (APN: 066-051-005-8).

Contract Planner Sara Welch presented the staff report dated December 2, 2010, recommending approval of this request, subject to the conditions contained within the staff report and attached resolution.

Zoning Administrator Gegg commented that this seemed like a big space and asked applicant if they would be occupying the whole space to which applicant, David Robinson, stated that the space was split into two sides and that there were four desks on one side and on the Driversity side there were three tables and eighteen chairs for a classroom and one desk toward the back.

Garrett Mayer, owner of 516 W. 2nd Street, spoke to say that he received the notice for the rezoning, that this was previously his father's jewelry store and that there have been a variety of businesses in this space which all fell under the current zoning. He asked what makes the driving school different that it would require rezoning.

CP Welch stated that she did pull the business licenses over the past ten years which were primarily all retail uses. She said that the difference was that the previous uses were primarily retail where people could walk up and purchase goods and services and that an office use did require a use permit. She went on to say that the nature of the district is to encourage retail shops and foot traffic.

ZA Gegg said that the downtown was quite different twenty years ago and that the intent of the Rivertown District is for retail to be on the ground floor with office uses on

the second floor. Since office space on the ground floor takes away from the original intent, a use permit is required. He said that this seems to be a good use for the downtown and that he had no issues.

RESOLUTION NO. 2010-06

Zoning Administrator Gegg approved UP-10-07 for a use permit to allow an office use and driving school at 516 West 2nd Street, subject to all conditions.

WRITTEN COMMUNICATIONS

None.

ADJOURNMENT

With no further business, Zoning Administrator Gegg adjourned the meeting at 3:06 p.m.

Respectfully Submitted,

Cheryl Hammers
Minutes Clerk