

**CITY OF ANTIOCH ZONING ADMINISTRATOR
RESOLUTION NO. 2025-06**

**RESOLUTION OF THE CITY OF ANTIOCH ZONING ADMINISTRATOR OF
APPROVING A USE PERMIT AND DESIGN REVIEW APPROVAL TO INSTALL A
NEW 1,000-SQUARE-FOOT BUILDING FOR THE YMCA LOCATED AT 112 E
TREGALLAS RD. (UP2025-0006; DR2025-0019)**

WHEREAS, Claire Obenson requests approval of a Use Permit and Design Review approval to install a new 1,000-square-foot building at the southwest corner of the property at 112 E Tregallas Road (APN 068-153-032);

WHEREAS, this project is Categorically Exempt from the provisions of CEQA, pursuant to section 15332 – Infill Projects; and

WHEREAS, the Zoning Administrator duly gave notice of a public hearing as required by law; and

WHEREAS, the Zoning Administrator on July 24, 2025, duly held a public hearing and received and considered evidence, both oral and documentary; and

WHEREAS, the Zoning Administrator does determine:

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 modular building will not be detrimental to the surrounding property or improvements. Based upon the conditions imposed, the proposed use will not create adverse impacts to the surrounding businesses and residents.

2. The use applied at the location indicated is properly one for which a Use Permit is authorized.

The site is zoned Single-Family Residential District (R-6). The City of Antioch Municipal Code permits daycare centers with the approval of a use permit in the Single-Family Residential District (R-6). The existing daycare center is expanding to allow the installation of a 1,000-square-foot building, requiring the need for a new use permit per the Antioch Municipal Code.

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 proposed building will not increase the number of students or teachers attending the daycare center. The project site provides sufficient off-street parking.

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 site is currently developed and is located on E Tregallas Road and Lincoln Lane, which are adequate in width and pavement type to carry the traffic generated by the proposed use.

5. The granting of such Use Permit will not adversely affect the comprehensive General Plan.

The use will not adversely affect the comprehensive General Plan because the project is consistent with the General Plan designation of Medium Low Density Residential and is an existing daycare center.

NOW THEREFORE BE IT RESOLVED, the Zoning Administrator of the City of Antioch does hereby **APPROVE**, UP2025-0006 and DR2025-0019, for daycare use and to install a new 1,000-square-foot building located at 112 E Tregallas Road (APN 068-153-032), subject to the conditions of approval contained in 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 24th day of July 2025.

Zoe Merideth

**ZOE MERIDETH
ACTING ZONING ADMINISTRATOR**

EXHIBIT A
CONDITIONS OF APPROVAL
(SEPARATE PAGE)

EXHIBIT A: CONDITIONS OF APPROVAL
YMCA DAYCARE NEW BUILDING
UP2025-0006 | DR2025-0019

A. GENERAL CONDITIONS

1. The project shall comply with the Antioch Municipal Code. All construction shall conform to the requirements of the California Building Code and City of Antioch standards.
2. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
3. The project shall be implemented as indicated on the application form and accompanying materials provided to the City of Antioch and in compliance with the Antioch Municipal Code, or as amended by the Zoning Administrator.
4. No building permit will be issued unless the plan conforms to the project description and materials as approved by the Zoning Administrator and the standards of the City.
5. This approval expires two years from the date of approval (expires July 24, 2027), unless operations have commenced, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one one-year extension shall be granted.
6. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.

B. AGENCY REQUIREMENTS

1. All requirements of the Contra Costa County Fire Protection District shall be met.

C. FEES

1. The applicant shall pay all fees as required by the City Council.
2. The applicant shall pay all required fees at the time of building permit issuance.

D. PROPERTY MAINTENANCE

1. No illegal signs, pennants, banners, balloons, flags, or streamers shall be used on this site at any time.
2. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
3. No signs shall be installed on this site without prior City approval.

E. PROJECTS SPECIFIC REQUIREMENTS

1. This approval applies the design review and use permit for a new 1,000 square foot building at the existing daycare at 112 E Tregallas Road.
2. All conditions of approval outlined in Zoning Administrator Resolution 89-18 shall remain applicable, unless modified herein.
1. The new 1,000 square foot building shall serve as a conference and meeting room and shall not be used for classrooms or as an area for students.
2. The new 1,000-square-foot building shall operate concurrently with, or within, the approved hours of operation of the existing daycare facility. The current hours of operation are 7:00 a.m. to 6:00 p.m.
3. Ancillary evening use of the facility shall be limited to occasional events such as parent-teacher conferences and back-to-school nights only.
4. This approval allows for a daycare center with a maximum of 120 students to occupy the original 5,800 square foot building.
5. The applicant shall restripe the southeast side of the property that was previously used for parking to be in compliance with the parking requirement of 30 total spaces. All striping of parking spaces shall be in conformance with City Standards and be completed prior to building permit occupancy.
6. At building permit submittal, the applicant shall provide an irrigation and landscaping plan for review and approval by the Planning Division. The plan shall be consistent with the Antioch Municipal Code § 9-5.1006 WATER EFFICIENT LANDSCAPE ORDINANCE.






2025-06_YMCA

Final Audit Report

2025-07-28

Created:	2025-07-28
By:	Monique Villagrana (mvillagrana@antiochca.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAxuQP4QUE3I39q7F-BFvlsIIWFHY5PGOI

"2025-06_YMCA" History

-  Document created by Monique Villagrana (mvillagrana@antiochca.gov)
2025-07-28 - 8:29:59 PM GMT
-  Document emailed to Zoe Merideth (zmerideth@ci.antioch.ca.us) for signature
2025-07-28 - 8:30:04 PM GMT
-  Email viewed by Zoe Merideth (zmerideth@ci.antioch.ca.us)
2025-07-28 - 11:00:17 PM GMT
-  Document e-signed by Zoe Merideth (zmerideth@ci.antioch.ca.us)
Signature Date: 2025-07-28 - 11:00:32 PM GMT - Time Source: server
-  Agreement completed.
2025-07-28 - 11:00:32 PM GMT