

**CITY OF ANTIOCH ZONING ADMINISTRATOR  
RESOLUTION NO. 2024-03**

**RESOLUTION OF THE CITY OF ANTIOCH ZONING ADMINISTRATOR  
APPROVING A USE PERMIT (UP2024-0006) FOR AN AMUSEMENT CENTER  
OPERATING AS A BILLIARD HALL AND SNOOKER PARLOR FOR LOCATED AT  
2635 SOMERSVILLE RD**

**WHEREAS**, Khaled Karimi requests approval of a Use Permit to operate an amusement center that operates as a billiard hall and snooker parlor. The subject property is located within the Somersville Plaza at 2635 Somersville Rd (APN 076-432-025).

**WHEREAS**, this project is Categorically Exempt from the provisions of CEQA, pursuant to sections 15301 and 15332; and

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

**WHEREAS**, the Zoning Administrator on July 11, 2024, duly held a public hearing and received and considered evidence, both oral and documentary.

**NOW, THEREFORE BE IT RESOLVED** that the Zoning Administrator does hereby make the following findings for approval of a Use Permit:

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.

Pre-recorded music will be permitted within the building only; no live entertainment, amplified or non-amplified, will be permitted outdoors or in parking lot areas. No alcohol, no loitering, or open containers are permitted. 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 Regional Commercial (C-3). The City of Antioch Municipal Code allows amusement centers with the approval of a use permit in the Regional Commercial District.

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 amusement center will take place in an existing commercial building and will not require any alterations to the site. The project site is an

existing commercial shopping center, and it contains 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 located in an existing shopping center on Somersville Rd, which is 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 for the site of Regional Commercial and is in an existing commercial center.

**AND, BE IT FURTHER RESOLVED**, that the Zoning Administrator of the City of Antioch does hereby **APPROVE**, a Use Permit to operate an amusement center operating as a billiard hall and snooker parlor, subject to the conditions in Exhibit A, attached hereto. The subject property is located within the Somersville Plaza at 2635 Somersville Rd (APN 076-432-025).

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**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 11th day of July 2024.

*Kevin Scudero*

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**KEVIN SCUDERO**  
**ZONING ADMINISTRATOR**

EXHIBIT A  
CONDITIONS OF APPROVAL  
BILLIARD HALL AND SNOOKER PARLOR (UP2024-0006)

**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. The applicant shall apply for Building Permits from the City of Antioch as necessary for all tenant improvements.
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 11, 2026), 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.
7. This approval supersedes previous approvals that have been granted for this site.

**B. CONSTRUCTION CONDITIONS**

1. The use of construction equipment shall comply with AMC § 5-17.04 and 5-17.05, or as approved in writing by the City Manager.
2. The project shall be in compliance with and supply all the necessary documentation for AMC § 6-3.2: Construction and Demolition Debris Recycling.
3. Building permits shall be secured for all proposed construction associated with this facility.

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4. Standard dust control methods shall be used to stabilize the dust generated by construction activities.

**C. AGENCY REQUIREMENTS**

1. All requirements of the Contra Costa County Fire Protection District shall be met.
2. All requirements of the Contra Costa Environmental Health Division (CCEHD) shall be met.

**D. 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.

**E. 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.

**F. USE REQUIREMENTS**

1. This use permit applies to an amusement center, operating as a Billiard Hall and Snooker Parlor, conducted at 2635 Somersville Rd, as indicated on the application form and accompanying materials provided to the City of Antioch.
2. The maximum hours of operation for the business are 10am until midnight, daily. Any changes to the hours of operation shall be subject to the review and approval of the Zoning Administrator.
3. Only pre-recorded background music shall be allowed. Live music and DJs are not permitted. Any live entertainment shall be subject to a separate use permit or administrative use permit.
4. Noise shall not be heard outside the premises. All doors and windows shall remain closed to minimize the noise impacts during hours of operation. Noise shall be kept within decibel limits required by the City of Antioch Municipal Code.

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5. All activities shall be conducted entirely inside the building. Loitering shall be prohibited. Conspicuously placed “No loitering, No open containers and No drinking” signs shall be posted on site.
6. No alcohol sales or service is allowed at the premises.
7. Patrons shall not bring or consume outside alcoholic beverages at the premises.
8. The applicant shall be subject to a Planning Commission hearing, per Section 9-5.2707.1 of the City of Antioch Municipal Code, if the Antioch Police Department must respond to this property because of complaints received due to incidents related to amusement center use or any other police response issues related to the operation of public assembly and live entertainment at 2635 Somersville Rd. If the Planning Commission determines that the conditions of approval are not met or the use has become a public nuisance or otherwise a threat to public health, safety, or welfare, it can result in revocation of the Use Permit or imposition of a fine.
9. If the Antioch Police Department must respond to this property as a result of incidents related to the amusement center and they determine that the conditions of approval are not met, or the use has become a public nuisance or otherwise a threat to public health, safety, or welfare they may immediately shut down the premises, vacate everyone, and/or impose a fine.
10. At no time shall the posted occupancy limit be exceeded.
11. No “Adult Entertainment” (as defined in Antioch Municipal Code section 9-5.203) shall be permitted on site. This is to include, but not limited to, “go-go” dancers, exotic dancers, strippers, lingerie shows, etc.
12. No “Bingo Operations” (as defined in Antioch Municipal Code section 9-5.3844) shall be permitted on site.
13. No “Temporary Cannabis Events” (as defined in Antioch Municipal Code section 9-5.3848) shall be permitted on site.






# ZA Resolution 2024-03

Final Audit Report

2024-07-12

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