



STAFF REPORT TO THE PLANNING COMMISSION

DATE: Regular Meeting of May 15, 2024

SUBMITTED BY: Nathan Tinclair, Associate Planner

APPROVED BY: Zoe Merideth, Planning Manager

SUBJECT: Intentional Event Spaces (UP2024-0002)

RECOMMENDED ACTION

It is recommended that the Planning Commission **APPROVE** a Use Permit and Zoning Variance allowing public assembly, live entertainment, and consumption of alcohol during catered private events for Intentional Event Spaces at 3658 Lone Tree Way, subject to the conditions contained in the attached resolution.

REQUEST

Intentional Event Spaces LLC requests approval of a use permit and zoning variance to operate a private event venue with live entertainment that allows the provision of alcohol by licensed caterers for private events. The subject property is located within the Raley's Shopping Center at 3658 Lone Tree Way (APN 071-181-031).

ENVIRONMENTAL

This project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15301 – Existing Facilities. This section of CEQA exempts projects that:

- Consist of the operation of existing public or private structures.
- Involve negligible or no expansion of an existing use beyond that existing at the time of the lead agency determination.

This proposed project is also Categorically Exempt from CEQA pursuant to Section 15332 - Infill Development. Class 32 consists of projects characterized as in-fill development meeting the following conditions:

- The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- The project site has no value as habitat for endangered, rare, or threatened species.

- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

The subject site is an approximately 3,900 square foot unit in an existing, fully developed commercial center. It is served by existing utilities, public services and surrounded by urban uses. The applicant is not proposing any exterior changes to the existing unit or surrounding site.

ANALYSIS

Issue #1: Project Overview

The applicant proposes to operate an event venue business for private event rentals such as weddings, parties, receptions, and meetings. The location is a unit in the existing Raley's Shopping Center. It has an open room for the event space, storage and kitchenette rooms, and bathrooms. The total tenant space is approximately 3,900 square feet and the main assembly space is approximately 2,617 square feet. The proposed hours of operation are scheduled events ending by 10:00pm on Sunday-Thursday evenings, and by midnight on Fridays and Saturdays. The event venue could also provide live entertainment or DJs for private events. The event venue will be staffed by a minimum of two employees during events. The event venue will provide a minimum of one licensed security guard for all events beginning after 5:00pm. While the venue does not have a full kitchen, licensed outside caterers would be permitted to provide food, beer, and wine for private events. In the future, the business may expand to open a "selfie studio" photography business in the adjacent commercial space. Photography uses are permitted by right in the C-2 zoning district.

The applicant's project description is provided as Attachment B.

The General Plan designation of the property site is Neighborhood/Community Commercial, and the site is zoned Neighborhood/Community Commercial (C-2). Public assembly and live entertainment uses are permitted in C-2 with approval of a use permit.

The project was heard at the April 25, 2024, meeting of the City of Antioch Zoning Administrator. At that meeting the applicant spoke about the project and one member of the public provided comment. The Zoning Administrator referred the item to the Planning Commission because the project received public commentary about noise concerns related to nearby businesses. The April 25, 2024, Zoning Administrator hearing minutes are included with this report as Attachment I.

Issue #2: Parking and Occupancy

There are no parking requirements specifically for event venues with live entertainment in the Zoning Ordinance, but there are parking requirements for shopping centers, which

is an appropriate category given that the event venue is located within a shopping center. Shopping centers are required to provide five parking spaces for every 1,000 square feet of gross floor area. The event venue tenant space is approximately 3,900 square feet in total, therefore, 20 parking spaces would be required for the proposed project. Staff does not foresee the new event space causing a parking conflict given the ample available parking at the Raley's Shopping Center.

The applicant proposes to host events for up to 182 people. The maximum occupancy of the event venue will ultimately be determined by the Contra Costa County Fire Protection District and the California Building Code.

Issue #3: Noise and Security

The main issues surrounding assembly and live entertainment use permit requests are typically impacts to adjacent uses and public safety. The event venue is located at the southern end of the Raley's Shopping Center, a commercial development. The shopping center is set back from Lone Tree Way and is buffered by parking lots from the surrounding residential developments. Single family homes are located approximately 90-100 feet away from the rear of the event venue at the closest point and are separated from the commercial center by a masonry wall. Given the commercial nature of the area, staff do not believe the residences will be negatively impacted by the use. Additionally, staff has included conditions in the attached resolution requiring all activities, including live entertainment, to be conducted within the building at a volume that is not audible outside of the premises. All the windows and doors are to remain closed during all events. With proper measures in place, any potential noise and vibration impacts to the residential properties should be minimized.

In order to minimize any potential impacts to public safety, staff has included a condition in the attached resolution requiring that the applicant contract directly with a security company and have at least one uniformed security guard present during evening events beginning after 5pm. The attached resolution includes a condition to provide a copy of the security contract to the Community Development Department for review and approval prior to issuance of a business license and commencement of the first event.

Additionally, the attached resolution includes a condition of approval that should the Antioch Police Department have to respond to complaints related to public assembly or live entertainment at the property, the applicant would be subject to a hearing with the Antioch Planning Commission. If the Planning Commission were to determine that the conditions of approval have not been met, or that the use has become a public nuisance or threat to health, safety or welfare, the Planning Commission could impose a fine and/or revoke the use permit. This condition provides an avenue for redress should the future use become a public nuisance.

On April 17, 2024, the Planning Division received an email from a member of the public who expressed his concerns around noise and other nuisances caused by existing

businesses in the area, and the potential for this event venue to cause additional issues. The individual followed up with another email on April 24, 2024, which included a petition signed by 18 neighbors asking the city to address concerns about loud music at night coming from nearby Legends bar (this petition did not discuss Intentional Event Spaces). Staff also received one phone call on April 24, 2024, from a different member of the public who was concerned about ongoing noise problems from Legends, and the potential that people leaving an event at Intentional Event Spaces would then head over to Legends, thereby exacerbating the noise issues coming from that business. The emails received from the public are attached as Attachment H.

It should be noted that the noise concerns received to date stem from other pre-existing businesses in the area. Staff believes that with the conditions of approval recommended for this project, it will not become a public nuisance. The Planning Commission and Zoning Administrator approved similar use permit requests for event venues in 2019 and 2023.

Issue #4: Variance Request and Alcohol

Antioch Municipal Code §9-5.203 defines on-sale liquor as “The sale of alcoholic beverages for consumption at the point of sale. This category shall include any facility, inclusive or a portion thereof, which is utilized for special event functions wherein alcoholic beverages are sold or given away on the premises for consumption on the premises.” The definition clearly calls out event facilities, even if not selling the alcohol, as subject to the standards for alcohol establishments.

Antioch Municipal Code § 9-5.3831 limits the location of alcohol establishments within a radius of 500 feet from any other alcohol establishment, school, public park, playground, recreational center, day care center, or similar use. The project site is located within 500 feet of an on-sale liquor establishment, Legends. In order to allow customers to consume alcohol at an event, the applicant must be granted a variance from the separation requirements.

The applicant is proposing that the event venue allow licensed caterers to serve alcohol under catering licenses from Alcoholic Beverage Control. The applicant has stated that they do not intend to be licensed themselves to sell or serve alcohol. The attached resolution includes a condition of approval limiting alcohol to beer and wine only (no hard liquor), as well as a condition that beer and wine can only be served with an event that serves food. A condition of approval has also been added that requires alcohol service to stop one hour before the end of a given event.

The four findings and their applicability to the variance request for alcohol sales within 500 feet of another on-site or off-site liquor business are as follows:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity.

The variance would allow alcohol as an ancillary use to the primary business purpose of hosting private events. The business is not seeking to directly sell or otherwise provide alcohol. All alcohol served for on-site consumption would be provided through licensed 3rd-party caterers. The purpose of the 500-foot buffer from other on-site or off-site liquor businesses is to prevent overconcentration of such businesses in a particular area. The event venue serves a different purpose than the nearby bar, in that it provides a rental space for private events as opposed to being a place where the general public would come to consume alcohol.

2. That the granting of such variance will not be materially detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

The project, as conditioned, would ensure that the use of alcohol at the site does not become detrimental to the public health or welfare. This includes requirements for private security at nighttime events, that only beer and wine may be served, and that service of alcohol must end one hour prior to the event end time. Additionally, Alcoholic Beverage Control (ABC) would need to permit each event that serves alcohol. ABC allows a yearly maximum of 36 catered events serving alcohol at any given address, and this limit is also specified in the conditions of approval. Lastly, a condition of approval provides that should the Police Department need to respond to complaints at the site, the applicant would be subject to a Planning Commission hearing that may result in imposition of a fine, or revocation of the use permit.

3. That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the zoning provisions is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under the identical zone classifications.

The activity at the subject property would be private events, which would not be open to the general public and therefore would serve a different function than that of the nearby bar. Certain events may desire to serve beer and wine, while others would not. Approving a zoning variance to allow some degree of flexibility for serving the needs of these different kinds of events would allow the applicant to utilize the property consistent with other commercially zoned event spaces.

4. That the granting of such variance will not adversely affect the comprehensive General Plan.

The granting of the variance will not adversely affect the General Plan because the subject property falls within the Neighborhood/Community Commercial designation. Neighborhood/Community Commercial areas are envisioned to be the major commercial nodes of activity serving neighborhoods and community areas. Allowing for an event venue that can accommodate a variety of different types of events to serve the local community's needs is consistent with the General Plan.

ATTACHMENTS

- A. Resolution
 - Exhibit A. Conditions of Approval
- B. Applicant's Project Description
- C. Floor Plan
- D. Site Plan
- E. 03/26/2024 Letter from Contra Costa County Fire Protection District
- F. 04/24/2024 Memorandum from Contra Costa Health
- G. 04/25/2024 Letter from Applicant
- H. Public Comment Received
- I. Minutes of the 04/25/2024 Meeting of the Antioch Zoning Administrator

ATTACHMENT "A"

CITY OF ANTIOCH PLANNING COMMISSION RESOLUTION NO. 2024-**

RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION APPROVING A USE PERMIT (UP2024-0002) FOR PUBLIC ASSEMBLY AND LIVE ENTERTAINMENT AND A VARIANCE FROM SEPERATION REQUIREMENTS BETWEEN TWO ON-SALE ALCOHOL LOCATIONS FOR INTENTIONAL EVENT SPACES LOCATED AT 3658 LONE TREE WAY

WHEREAS, Intentional Event Spaces LLC requests approval of a Use Permit to operate a private event venue with live entertainment, and a Variance from separation requirements between two on-sale alcohol locations. The subject property is located within the Raley's Shopping Center at 3658 Lone Tree Way (APN 071-181-031); and

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

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

WHEREAS, on April 25, 2024, the Zoning Administrator duly held a public hearing and received and considered evidence, both oral and documentary;

WHEREAS, on April 25, 2024, the Zoning Administrator referred the project to the Planning Commission;

WHEREAS, the Planning Commission duly gave notice of public hearing as required by law;

WHEREAS, on May 15, 2024, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary; and

WHEREAS, the Planning Commission considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby makes the following findings for approval of the requested Use Permit pursuant to Section 9-5.2703 "Required Findings" (B) (1) (a-e) of the Antioch Municipal Code:

- a. 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.

Amplified live entertainment will be permitted within the building only; no live entertainment, amplified or non-amplified, will be permitted outdoors or in

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parking lot areas. Private security will be required on site for events at night. Based upon the conditions imposed, the proposed use will not create adverse impacts to the surrounding businesses and residents.

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

The site is zoned Neighborhood/Community Commercial (C-2). The City of Antioch Municipal Code allows public assembly with the approval of a use permit in the Neighborhood Community Commercial District.

- c. 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 public assembly 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.

- d. 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 in an existing shopping center on Lone Tree Way, which is adequate in width and pavement type to carry the traffic generated by the proposed use.

- e. 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 Neighborhood/Community Commercial. It is located within an existing commercial center.

AND, BE IT FURTHER RESOLVED that the Planning Commission hereby makes the following findings for approval of the requested Variance pursuant to Section 9-5.2703 "Required Findings" (B) (2) (a-d) of the Antioch Municipal Code:

- a. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity.

The variance would allow alcohol as an ancillary use to the primary business purpose of hosting private events. The business is not seeking to

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directly sell or otherwise provide alcohol and all on-site consumption would be provided through licensed 3rd-party caterers. The purpose of the 500-foot buffer from other on-site or off-site liquor businesses is to prevent overconcentration of such businesses in a particular area. The event venue serves a different purpose than the nearby bar, in that it provides a rental space for private events as opposed to being a place where the general public would come to consume alcohol.

- b. That the granting of such variance will not be materially detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

The project, as conditioned, would ensure that the use of alcohol at the site does not become detrimental to the public health or welfare. This includes a requirement for private security at nighttime events. Additionally, Alcoholic Beverage Control (ABC) would need to permit each event that serves alcohol. ABC allows a maximum of 36 catered events serving alcohol at any given address, and this limit is also specified in the conditions of approval. Should the Police Department need to respond to complaints at the site, the applicant would be subject to a Planning Commission hearing that may result in imposition of a fine, or revocation of the use permit.

- c. That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the zoning provisions is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under the identical zone classifications.

The activity at the subject property would be private events, which would not be open to the general public and therefore would serve a different function than that of the nearby bar. Certain events may desire to serve beer and wine, while others would not. Approving a zoning variance to allow some degree of flexibility for serving the needs of these different kinds of events would allow the applicant to utilize the property consistent with other commercially zoned event spaces.

- d. That the granting of such variance will not adversely affect the comprehensive General Plan.

The granting of the variance will not adversely affect the General Plan because the subject property falls within the Neighborhood/Community Commercial designation. Neighborhood/Community Commercial areas are envisioned to be the major commercial nodes of activity serving neighborhoods and community areas. Allowing for an event venue that can

accommodate a variety of different types of events to serve the local community's needs is consistent with the General Plan.

AND, BE IT FURTHER RESOLVED, that the Planning Commission of the City of Antioch does hereby **APPROVE**, a Use Permit to operate a private event venue with live entertainment, and a Variance from separation requirements between on-sale alcohol locations, subject to the conditions in Exhibit A, attached hereto. The subject property is located within the Raley's Shopping Center at 3658 Lone Tree Way (APN 071-181-031).

* * * * *

I HEREBY CERTIFY that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 15th day of May 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

KEVIN SCUDERO
Secretary to the Planning Commission

EXHIBIT A
CONDITIONS OF APPROVAL
INTENTIONAL EVENT SPACES (UP2024-0002)

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. 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 or Planning Commission.
4. No building permit will be issued unless the plan conforms to the project description and materials as approved by the Planning Commission and the standards of the City.
5. This approval expires two years from the date of approval (expires May 15, 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.

EXHIBIT A
CONDITIONS OF APPROVAL
INTENTIONAL EVENT SPACES (UP2024-0002)

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 public assembly, including ancillary live entertainment, conducted at Intentional Event Spaces at 3658 Lone Tree Way, as indicated on the application form and accompanying materials provided to the City of Antioch. Approved live entertainment activities include live DJ's or bands ancillary to other events occurring at the event venue.
2. Only beer and wine may be served at the site, and only by licensed caterers with valid California ABC event permits and any other permits that may be required by law. Beer and wine shall only be served in conjunction with an event that serves food. Hard liquor shall not be permitted at any time. There is a limit of 36 events per year that serve alcohol. This Use Permit does not permit the applicant to sell or otherwise provide alcohol themselves for distribution at events on site.
3. The public assembly events held at the property are intended to be private events only. No events may be held that allow members of the general public to attend, either with or without charging a cover fee. Nothing in this section shall prevent

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INTENTIONAL EVENT SPACES (UP2024-0002)

members of the public from patronizing the “selfie-studio” portion of the business when open.

4. Beer and wine service shall cease one hour prior to the event end time.
5. All events Sunday – Thursday shall end by 10:00pm. All events on Friday and Saturday shall end by midnight.
6. Audible music or other noise shall not be heard outside the premises. All doors and windows shall remain closed to minimize the noise impacts during events. Music and all other noise shall be kept within decibel limits required by the City of Antioch Municipal Code.
7. 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.
8. No less than one uniformed security guard, who is employed by a Private Patrol Operator (Security Company) currently licensed with the California Department of Consumer Affairs shall be provided from one hour prior to event start time, to one hour after event end, during any public assembly and live entertainment events beginning after 5pm. Event security requirements may be modified on a case-by-case basis subject to the approval of the Zoning Administrator.
9. The name of the Security Company, their State license number, and a copy of the contract with the Security Company shall be provided to the Community Development Department prior to issuance of a City of Antioch Business License and commencement of the first event. Should there be a change in the Private Patrol Operator or in the liability insurance of the applicant, the Community Development Department shall be notified within 5 business days.
10. 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 as a result of complaints received due to incidents related to public assembly and live entertainment or any other police response issues related to the operation of public assembly and live entertainment at 3658 Lone Tree Way. 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.
11. If the Antioch Police Department must respond to this property as a result of incidents related to the public assembly or live entertainment and they determine that the conditions of approval are not met, or the use has become a public

EXHIBIT A
CONDITIONS OF APPROVAL
INTENTIONAL EVENT SPACES (UP2024-0002)

nuisance or otherwise a threat to public health, safety, or welfare they may immediately shut down the event and/or impose a fine.

12. At no time shall the posted occupancy limit be exceeded.
13. 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.
14. No “Bingo Operations” (as defined in Antioch Municipal Code section 9-5.3844) shall be permitted on site.
15. No “Temporary Cannabis Events” (as defined in Antioch Municipal Code section 9-5.3848) shall be permitted on site.

ATTACHMENT "B"

I am writing to submit a proposal on behalf of Intentional Event Spaces. For obtaining a minor use permit for the city of Antioch. Our goal is to add an attraction to the city of Antioch. By granting us this license, We aim to bring more business opportunities. Create employment and contribute to the cultural vibrancy of Antioch.

Business overview

Intentional Event Spaces is a business that offers two unique services: event space rentals and a selfie studio experience. (CURRENTLY ON HOLD) Our event spaces cater to a variety of occasions, including weddings, conferences, parties, and more. Notably, churches, bingo games, and trainers can also utilize our space. On the other hand, our selfie studio provides themed rooms equipped with backdrops, props, professional cameras, and screens for photo viewing. Our space can accommodate a total of 182 guests

Employment and security

We aim to create employment opportunities for our local community. Starting off we will have Two employees on the floor during working hours. The shopping center has security until 10 pm. Any party extending past time will have to purchase additional hours. The shopping center has ample parking

Hour of operation

For the event space we will mainly open per scheduled event Mon-Thurs 8 am-10 pm Fri-Sun 8 am-1 am. We will stay accommodating and flexible for our clients needs

Selfie studio

7 days per week

12 pm-8 pm

Alcoholic beverages

Although the lease stipulates that alcohol is prohibited, I would like to propose a consideration for wedding parties to have the option of hiring catering services with a liquor license. In such situations, the necessary liability forms would be signed, and the relevant insurance and security measures would be the responsibility of the client. Proof of purchase would need to be shown a week in advance.

Benefits to the community

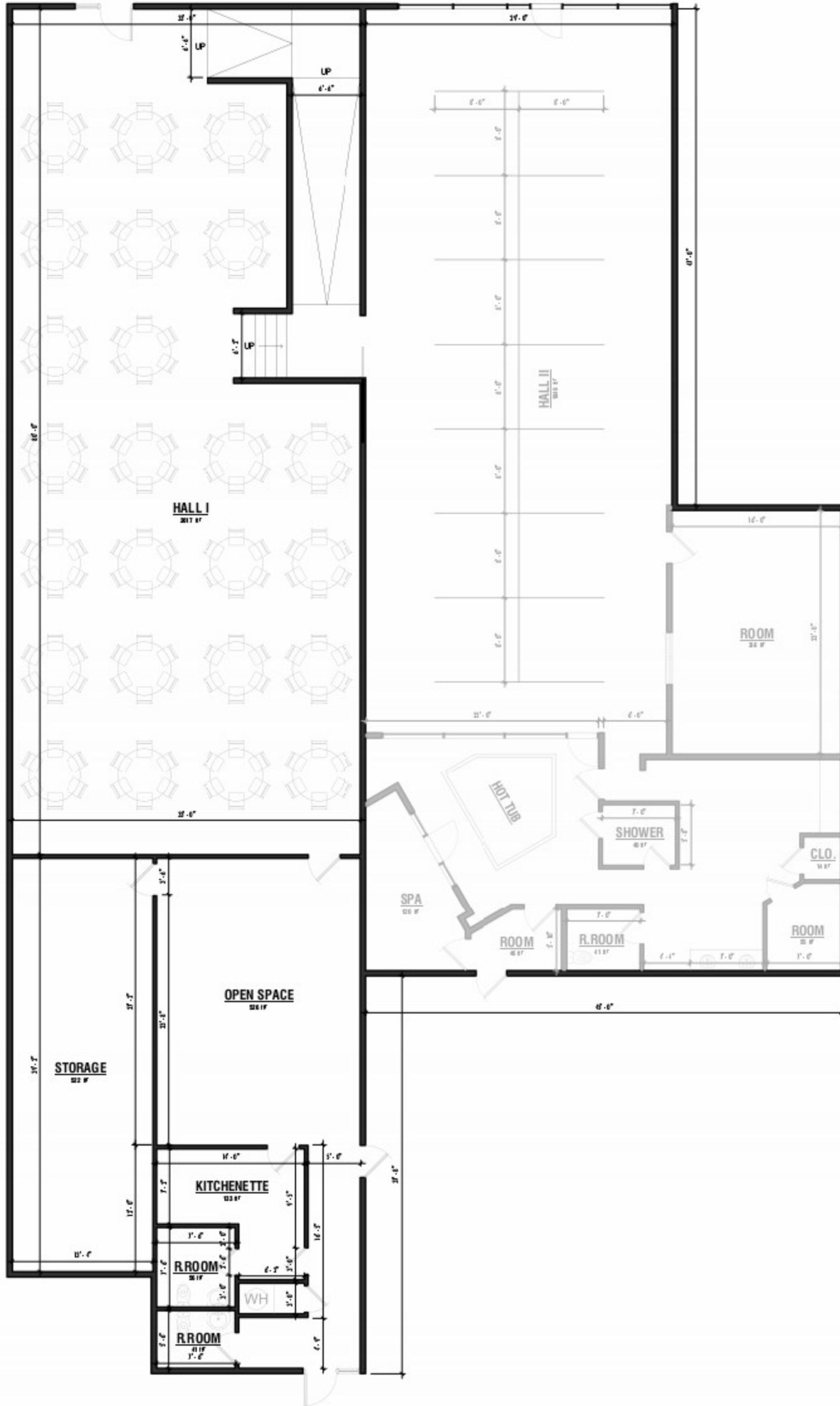
Granting us a permit to operate will bring numerous benefits to the community of Antioch. Our establishment will attract more business to the area, contributing to the local economy through increased foot traffic, creation and support of local suppliers. We will provide job opportunities to individuals in the community, reducing unemployment rates and contributing to the overall well-being of the residents.

Proposed changes

I will be adding a wall to the backroom to create a storage area. by adding a wall to this area, I will be cutting off access to the secondary restroom. So I will cut an ulterior access to that

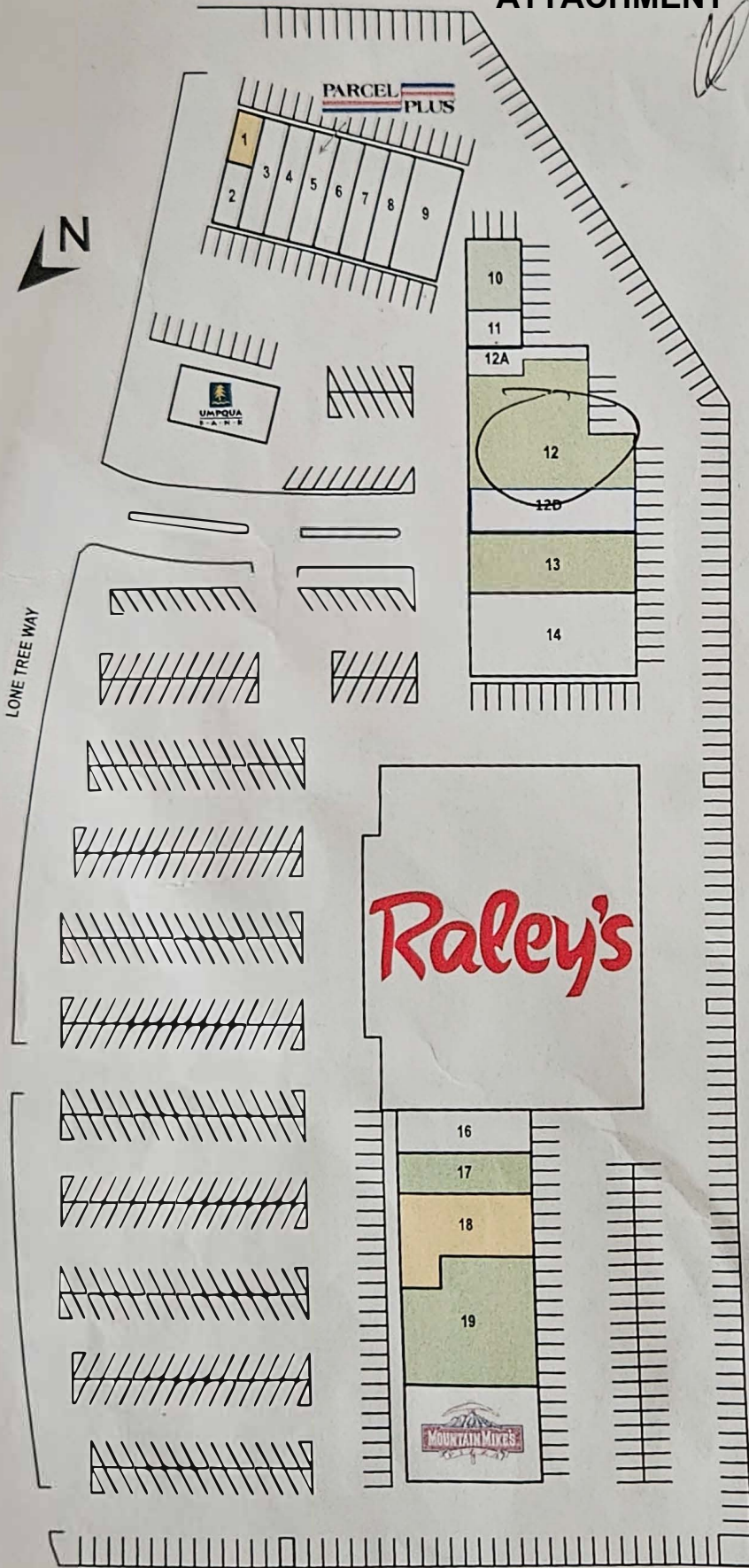
restroom all illustrated in the floor plan drawing. I do not currently have the right side of the building obtained as explained in previous conversation, but it is included in the plans. We intend to expand in the near future, into hall II. This is where the selfie studio will be. The 8 x 8 themed rooms are indicated on the floor plan. The existing hot tube room will also be apart of the selfie studio being themed as a ball pit area. The shower room as a change room.

ATTACHMENT "C"




ATTACHMENT "D"

MONDAY
4 pm



Unit	Tenant	Sq. Ft.
1	Opticians	900
2	Restaurant	938
3	Cell Repair	1,200
4	Massage	1,813
5	Parcel Plus	814
6	Occupied	1,480
7	Donuts	1,184
8	Restaurant	1,480
9	Occupied	3,300
10	Available	1,980
11	Hair Salon	1,215
12	Available	Divisible - 1,500 to 7,948
12A	Mexican Restaurant	1,800
12D	Vintage Goods Store	3,000
13	Available	6,203
14	Beauty Supply	8,000
15	Raley's	50,000
16	Dance Studio	2,484
17	Available	2,244
18	Martial Arts	4,302
19	Available	10,794
20	Mountain Mike's Pizza	5,100
21	Umpqua Bank	4,500

 Occupied But Available

ATTACHMENT "E"



CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

4005 PORT CHICAGO HWY, STE 250, CONCORD, CA 94520 • (925) 941-3300 • CCCFPD.ORG

March 26, 2024

Mr. Nathan Tinclair
City of Antioch
Planning

Subject: Intentional Event Spaces
3658 Lone Tree Way, Antioch
Project # UP2024-0002
CCCFPD Project No.: P-2024-000935

Dear Mr. Nathan Tinclair:

We have reviewed the use permit application to establish a selfie studio and event space at the subject location. The following is required for Fire District approval in accordance with the 2022 California Fire Code (CFC), the 2022 California Building Code (CBC), and Local and County Ordinances and adopted standards:

This project is a Tenant Improvement project inside an existing building.

Plans will need to be submitted to Fire District for review and any required deferred submittals.

1. The applicant shall submit tenant improvement plans and specifications for the subject project to the through the Fire District public portal (<https://confire.vision33cloud.com/citizenportal/app/landing>). After the tenant improvement plans are approved, plans and specifications for any deferred submittals would be submitted for review.

All plan submittals shall be submitted to the through the Fire District public portal (<https://confire.vision33cloud.com/citizenportal/app/landing>) for review and approval **prior to construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC**

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

Sincerely,

A handwritten signature in blue ink that reads "Michael Cameron".

Michael Cameron
Fire Inspector

File: 3658 LONE TREE WAY-PLN-P-2024-000935

ATTACHMENT "F"



OFFICIAL INSPECTION REPORT

Environmental Health Division

2120 Diamond Boulevard, Suite 100, Concord, CA 94520
(925) 608-5500 FAX (925)608-5502 (www.cchealth.org/eh)



DBA/Name: <u>N10tional</u>	Date: <u>4/24/24</u>
Address: <u>Intentional Event Spaces</u>	Program Record #:
<u>3658 Lone Tree way, Antioch</u>	

* Site visit / consultation as requested by Ms. Lashunda McDowell, Owner.

Per Ms McDowell, the facility will offer space exclusively for private events only.

Attendees may bring their own food and drinks.

* The facility will not provide foods or drinks to the attendees of the private events.

* No public or ticketed events will be allowed at this facility per Ms. McDowell

* At time of consultation, no health permit will be required from Contra Costa Environmental Health.

At change of ownership or when this facility will provide foods / drinks, a health permit will be required from Contra Costa Environmental Health and the facility will be categorized as a host facility.

No foods or drinks were observed at this facility

A mop sink & 2 restrooms were available

This facility doesn't have a kitchen and rents space only.

The numbers listed before each violation correspond to the violation data field/corrective action number, which can be found on the back of the inspection report.

Specialist: S. Ben ~~Sutton~~

Received by: [Signature]

ATTACHMENT "G"

I stand before you today to clarify the nature of our operation and the measures we have implemented to ensure a harmonious coexistence with our neighbors and the city at large.

Our facility serves as a versatile venue, offering a welcoming environment for a myriad of gatherings including birthday celebrations, baby showers, work conferences, and retirement parties. In addition, we are thrilled to introduce an innovative and engaging attraction – an interactive selfie studio – that promises to infuse a dose of fun and entertainment into the heart of Antioch.

I am acutely aware of the responsibilities that accompany the management of such an establishment. To that end, we have instituted a series of stringent policies to maintain order, safety, and respect for our surroundings. For afternoon gatherings, we mandate the presence of two security guards, ensuring a secure and controlled experience for all attendees.

Our commitment to the community is reflected in our operational timeline. All events are concluded by the stroke of midnight, with music ceasing one hour prior, to provide a quiet transition into the night. We adhere strictly to the responsible serving of alcohol, permitting only beer and wine to be served by a licensed bartender. Sales of alcohol are strictly prohibited, aligning with our stance on responsible consumption.

Understanding the importance of sound management, our DJs are restricted to the use of a single speaker, and our rear doors are to remain closed at all times during events. This ensures that sound remains inaudible to the rear of the building, mitigating any potential disturbance to our neighbors.

Furthermore, we require all clients to procure day insurance for their events. This is not merely a recommendation; it is a stipulation enshrined in our contracts, ensuring that all parties are protected and liabilities are clearly defined. Clients are also provided with a comprehensive vendor list, ensuring they are well-informed and prepared for their event.

We have gone to great lengths to create an environment that is not only enjoyable but also respects the norms and regulations of our beloved city. It is my sincere hope that, with your support, we can continue to contribute positively to the fabric of Antioch, fostering spaces where memories are made, businesses thrive, and our community bonds are strengthened.

I thank you for your consideration and look forward to your favorable response, allowing us to move forward with our mission to bring safe, regulated, and joyous experiences to the people of Antioch.

Respectfully,

Lashunda Mcdowell

ATTACHMENT "H"

From: [REDACTED]
To: [Tinclair, Nathan](#)
Subject: RE: Permit for entertainment at Raleys Shopping Center Lone Tree Way Antioch (APN 071-181_031)
Date: Wednesday, April 24, 2024 8:09:53 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Nathan

I had planned on attending the meeting on Thursday at 3 o'clock. But due to a family emergency I will be unable to attend.

I would like to take a minute to voice my concerns.

1. The letter we received from the city stated that the event center would end on Fridays and Saturdays at 12:00am.

With legends bar just a few businesses down that stays open till 2:00am, I see a certain percentage of people leaving the event center and going to legends which would make more traffic and more noise.

Legends not only plays their loud music that is heard in our neighborhood (violation of City code 5 - 17.02 paragraph 3. and code 5-17.03.) and in some cases at 2 o'clock the ban retreat to the back parking lot and continues to play. When police are called, they don't answer for 1 to 2 hours and by the time the noise makers are gone. So the situation does not get resolved.

2. When legends does close at 2, engines are revved, and stereos are turned on so that for a time traffic noises can be heard.

With an event center opening up I Can predict even more noise. A certain percentage of peopllem leave the event center would go to legends. It is very difficult to sleep with these conditions.

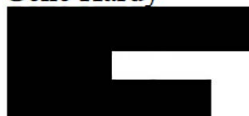
3. Property values. I'm sure you can agree that with this ongoing situation between legends the event center and Marathon gas station people would be reluctant to purchase properties in this area due to the noise created under these conditions. Not to mention the crime issue.

I don't believe you would purchase a home with these conditions surrounding you.

4. Attached is a petition from the neighbors I was able to catch at home that are affected and agree with me that the noise levels coming from the shopping center are unacceptable. I can see it only getting worse with an event center.

Thank you for your previous response to my email. It's nice to know somebody's listening.

Sincerely: Gene Hardy



Noise Control For Legends
 3702 Lone Tree Way
 Antioch, Calif.

COPY

The following residence of Antioch are requesting action to be taken due to the over amplified music coming from Legends Bar, particularly but not limited to the hours of 8:30pm to 1:45am on any given night.

This amplified music has become a noise nuisance for the residence of Clayburn Road making it difficult if not impossible to sleep at night.

Print Name	Address	Signature
Dennis Hammer	3701 Clayburn Rd	Dennis Hammer
Donald Hammer	3709 Clayburn Rd	Donald Hammer
Gene Hardy	3709 Clayburn Rd	Gene Hardy
William Bogerhouse	3708 Clayburn Rd	William Bogerhouse
Lisa Manoguin	3705 Clayburn Rd	Lisa Manoguin
GARY TESSARO	3625 CLAYBURN RD	Gary Tessaro
DONNA Liebig	3625 CLAYBURN RD.	Donna Liebig
EFREN M. LAZARO	3629 CLAYBURN RD. ANTIOCH CA, 94509	Efren M. Lazaro
Anna Liza Lazaro	3629 Clayburn Rd Antioch CA 94509	Anna Liza Lazaro
Kathleen Rydman	3707 Clayburn Rd Antioch	Kathleen Rydman
Redia Da Silva	3712 Clayburn Rd Antioch	Redia Da Silva
Valentin Savadek	3713 Clayburn Rd 94509	Valentin Savadek
Ronald Hull	3716 Clayburn Rd 94509	Ronald Hull
Amanda Schioban	3716 Clayburn Rd 94509	Amanda Schioban
CAROLY HULL	3716 Clayburn Rd 94509	Carolyn Hull
Guadalupe Hernandez	3719 Clayburn Rd 94509	Guadalupe Hernandez
FRANCISCO MARRON	3705 CLAYBURN RD 94509	Francisco Marron
Anthony Santangelo	3606 CLAYBURN RD	Anthony Santangelo

[Yahoo Mail: Search, Organize, Conquer](#)

On Fri, Apr 19, 2024 at 4:03 PM, gene hardy

[REDACTED] wrote:

Thank you.

[Yahoo Mail: Search, Organize, Conquer](#)

On Fri, Apr 19, 2024 at 4:00 PM, Tinclair, Nathan
<ntinclair@antiochca.gov> wrote:

Gene, the agenda and staff report for the April 25 Zoning Administrator hearing are now posted online here: <https://www.antiochca.gov/government/agendas-and-minutes/zoning-administrator/>.

Best,
Nathan

Nathan Tinclair
Associate Planner

925-779-6113 (Direct)
925-779-6159 (Main)
www.antiochca.gov

City of Antioch | P.O. Box 5007, Antioch, CA 94531-5007

-----Original Message-----

From: Tinclair, Nathan

Sent: Thursday, April 18, 2024 10:13 AM

To: [REDACTED]

Subject: FW: Permit for entertainment at Raleys Shopping Center Lone Tree Way Antioch (APN 071-181_031)

Gene,

Thank you for sharing your comments and concerns. There is a Zoning Administrator hearing on the permit scheduled for next Thursday, April 25, 3pm in the 2nd Floor conference room of 200 H Street. You are welcome to attend that meeting and provide comment in person as well. I did want to just note that the city places conditions on Use Permits like the one requested to reduce the potential for noise or other issues to become a nuisance for neighboring properties. Also, just to clarify, the applicant is not proposing to sell alcohol, rather private catered events would be allowed to serve beer and wine under licenses approved by Alcoholic Beverage Control on a case-by-case basis.

Your letter will be part of the file for this project posted online in advance of the meeting. I will share a link to that file once it is uploaded and you can read more background about the proposed business and conditions of approval mentioned above.

Thanks again,
Nathan

Nathan Tinclair

Associate Planner

A: 925-779-6113 (Direct)
3: 925-779-6159 (Main)
: www.antiochca.gov

City of Antioch | P.O. Box 5007, Antioch, CA 94531-5007

-----Original Message-----

From: gene hardy <[REDACTED]>
Sent: Wednesday, April 17, 2024 3:31 PM
To: Planning Division <Planning@ci.antioch.ca.us>
Cc: Tinclair, Nathan <ntinclair@antiochca.gov>
Subject: Permit for entertainment at Raleys Shopping Center Lone Tree Way Antioch (APN 071-181_031)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I oppose the issuing of a permit for more loud music and the sales of alcohol at this location.

There is already a problem with the loud music, crime, vagrants and arson in this general area.

If Antioch will not address these problems that already exist, how will adding another event center help. IT WON'T.

I could go on and on with the issues that plague our neighborhood coming from Legends Bar and the gas station that the police or the City of Antioch will not address. So in short, I definitely oppose this Event Center opening as all my neighbors do.

Sincerely Gene Hardy

[REDACTED]

ATTACHMENT "I"

CITY OF ANTIOCH ZONING ADMINISTRATOR REGULAR MEETING

Regular Meeting
3:00 P.M.

April 25, 2024
2nd Floor Conference Room

1. CALL TO ORDER

Zoning Administrator Kevin Scudero called the meeting to order at 3:00 P.M. on Thursday, April 25, 2024, in the 2nd floor conference room.

2. ROLL CALL

Present: Zoning Administrator Kevin Scudero

Staff: Planning Manager, Zoe Merideth
Associate Planner, Nathan Tinclair

3. PUBLIC COMMENT

4. PUBLIC HEARING

4-1. Intentional Event Spaces (UP2024-0002) The applicant requests use permit approval and a zoning variance to operate an event venue business with live entertainment in an existing shopping center unit at 3658 Lone Tree Way (APN 071-181-031). The hours of operation for the business would be during scheduled events which must end by 10pm on Sunday-Thursday, and 12am on Friday and Saturday. The applicant is requesting a zoning variance to allow catered private events to serve alcohol under catering licenses from Alcoholic Beverage Control (ABC).

Associate Planner Nathan Tinclair presented staff report dated April 25, 2024, recommending the Zoning Administrator approve a use permit and zoning variance allowing public assembly, live entertainment, and consumption of alcohol during catered private events.

The applicant, Lashunda McDowell, introduced herself and gave overview of Intentional Event Spaces project.

A resident inquired about the project and its proximity to Legends Bar.

Zoning Administrator referred project go to hearing by Planning Commission on May 15, 2024, at 6:30 pm.

5. REGULAR BUSINESS
6. ORAL/WRITTEN COMMUNICATIONS
7. ADJOURNMENT

Zoning Administrator meeting was adjourned at 3:08 pm.