



**STAFF REPORT TO THE ZONING ADMINISTRATOR
FOR CONSIDERATION AT THE MEETING OF FEBRUARY 27, 2025**

Prepared by: Monet Boyd, Assistant Planner
Approved by: Zoe Merideth, Planning Manager
Date: February 27, 2025
Subject: **Prestige Banquet Hall (UP2024-0009)**

RECOMMENDATION

It is recommended that the Zoning Administrator **APPROVE** a use permit for an assembly use at Prestige Banquet Hall, ancillary live entertainment, and a Type 47 on-sale general – eating place ABC license to allow the sale of beer, wine, and distilled spirits at Prestige Banquet Hall subject to the conditions in the attached resolution.

REQUEST

The applicant, Rebecca Satti, requests approval of a use permit for an assembly use at Prestige Banquet Hall, ancillary live entertainment, and a Type 47 on-sale general – eating place ABC license to allow the sale of beer, wine, and distilled spirits at Prestige Banquet Hall. The banquet hall is currently operating and has a Type 41 on-sale beer and wine – eating place ABC license that allows the sale of beer and wine. The subject property is located at 2656 Somersville Rd (074-450-033).

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.

ANALYSIS

Issue #1: Project Overview

This banquet hall was permitted in 2023 and occupies 7,400 square feet and the event space is 5,700 square feet. It operates seven days a week from 10:00 AM to 2:00 AM. The applicant previously received approval for a use permit for assembly, live

entertainment, beer and wine sales, and operation of a banquet room for special events. The Antioch Police Department has not received any calls for service at this location.

The applicant now seeks approval for a full liquor license where they would be able to serve beer, wine, and spirits. Per AMC section § 9-5.2708 any change in conditions of approval requires a new use permit. This request is limited to modifying the ABC license type, this will also continue to allow assembly, live entertainment and the operation of the banquet hall.

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

The General Plan designation of the property site is Western Antioch Commercial Focus Area, Regional Commercial, and the site is zoned Regional Commercial (C-3). assembly uses are permitted in C-3 with approval of a use permit.

Issue #2: Noise, Security, and Alcohol

The main issues surrounding a minor use permit for a banquet hall that wants to increase their liquor license are typically impacts to adjacent uses and public safety. The banquet hall is located at the western side of the Somersville Towne Center, a commercial development. The building is located at the end of the mall complex, which is setback from Fairview Drive and Somersville Road and is surrounded by parking lots. On the western side of Fairview Drive, apartment complexes are located approximately 200 feet away from the proposed banquet hall site. Given the commercial nature of the area, staff does not believe the residences will be negatively impacted by the use. Nevertheless, staff has included conditions in the attached resolution requiring all live entertainment to be conducted within the building at a volume that is not audible outside of the premises and that all the windows and doors are to remain closed during the live entertainment. 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 on public safety, staff has included a condition in the attached resolution requiring that the applicant contracts directly with a security company and have at least two uniformed security guards present during any 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 events at the banquet room.

The requirements of AMC §9-5.3831 require at least 500 feet of separation between the banquet hall use and another on-sale or off-sale alcohol use with the exception of retail markets having a minimum of 10,000 square feet which devote no more than 5% of such floor area to the sale of alcoholic beverages. The banquet hall is not located within 500 feet of any alcohol establishment that would meet these requirements. Therefore, alcohol may be served at the banquet hall. The applicant has stated they intend to be licensed as a restaurant by Alcoholic Beverage Control. The applicant is proposing to operate the banquet hall until 2:00 am. In order to ensure all guests are finished with their drinks prior

to this time, a condition of approval has been added that requires alcohol service to stop at 1:00 am.

Additionally, the attached resolution includes a condition of approval that should the Antioch Police Department respond to complaints related to public assembly, alcohol abuse 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. Based on a records search, the Antioch Police Department has not responded to any calls for service for the banquet hall since it was permitted in October 2023.

Issue #3: Outside Agencies

Contra Costa County Environmental Health (CCEH) reviewed the proposed plans for compliance with the Health Code and local requirements. CCEH submitted a letter and email detailing the requirements for CCEH approval. The letter is included as Attachment E to the staff report.

ATTACHMENTS

- A. Resolution
- B. Applicant's Project Description
- C. Floor Plan
- D. Site Plan

ATTACHMENT "A"

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

**RESOLUTION OF THE CITY OF ANTIOCH ZONING ADMINISTRATOR
APPROVING A USE PERMIT (UP2024-0009) FOR PRESTIGE BANQUET HALL
WITH A TYPE 47 ABC LICENSE LOCATED AT 2656 SOMERSVILLE ROAD**

WHEREAS, Rebecca Satti requests approval of a use permit for an assembly use at Prestige Banquet Hall, ancillary live entertainment, and a Type 47 on-sale general – eating place ABC license to allow the sale of beer, wine, and distilled spirits at Prestige Banquet Hall, located at 2656 Somersville Road (APN 074-450-033);

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

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

WHEREAS, the Zoning Administrator on February 27, 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 type 47 ABC license will not be detrimental to the surrounding property or improvements. Security guards will be required on site for events in the evenings and at night. 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 (AMC) permits banquet halls with the approval of a use permit in the Regional Commercial District. The existing banquet hall is requesting a change in the conditions of approval to allow liquor sales, 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 public assembly will take place in an existing commercial building and will not require any alterations to the site. Based on the conditions imposed, 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 Somersville Road and Fairview Drive, 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 for the site of Regional Commercial and is in an existing retail center.

NOW THEREFORE BE IT RESOLVED, the Zoning Administrator of the City of Antioch does hereby **APPROVE**, UP2024-0009, for an assembly use at Prestige Banquet Hall, ancillary live entertainment, and a Type 47 on-sale general – eating place ABC license to allow the sale of beer, wine, and distilled spirits at Prestige Banquet Hall located at 2656 Somersville road (APN 074-450-033), subject to the following conditions.

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 February 27, 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.
7. This approval supersedes previous approvals that have been granted for this site.

B. 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.

C. FEES

1. The applicant shall pay all fees as required by the City Council.

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 Use Permit allows for a Type 47 ABC license at Prestige Banquet Hall at 2656 Somersville Road. This use permit applies to public assembly, including ancillary live entertainment, conducted at Prestige Banquet Hall at 2656 Somersville Road as indicated on the application form and accompanying materials provided to the City of Antioch. Approved live entertainment activities include live bands and a live DJ ancillary to other events occurring at the banquet hall. This use permit also permits a Type 47 ABC license.

2. Beer, wine and distilled spirits may be served at the site. Beer, wine, and distilled spirits shall be served in conjunction with an event that serves food.
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.
4. Beer, wine, and distilled spirits service shall cease at 1:00 am.
5. All events shall end by 2:00 am.
6. Music and all other noise shall be kept within the 80-decibel limit and at the property line cannot exceed 75 decibels as required by the City of Antioch Municipal Code. Audible music should not be heard outside the premises.
7. All doors and windows shall remain closed to minimize the noise impacts during the entertainment.
8. 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.
9. No less than two uniformed security guards who are employed by a Private Patrol Operator (Security Company) who are currently licensed with the California Department of Consumer Affairs shall be provided from 5:00 p.m. until 2:00 a.m. during any events.
10. 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 hosting an event under this Use Permit. 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.
11. 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 2656 Somersville Road. 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.

12. If the Antioch Police Department must respond to this property as a result of incidents related to the operations of the banquet hall 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 event and/or impose a fine.
13. At no time shall the posted occupancy limit be exceeded.
14. 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.
15. No "Bingo Operations" (as defined in Antioch Municipal Code section 9-5.3844) shall be permitted on site.
16. No "Temporary Cannabis Events" (as defined in Antioch Municipal Code section 9-5.3848) shall be permitted on site.

* * * * *

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 27th day of February 2025.

**KWAME P. REED
ZONING ADMINISTRATOR**

ATTACHMENT "B"

****Proposal for Minor Use Permit Application****

City of Antioch Planning Department
City of Antioch
200 H Street
Antioch, CA 94509

RECEIVED
OCT 21 2024
CITY OF ANTIOCH
COMMUNITY DEVELOPMENT

Prestige Banquet Hall and Catering INC.
DBA Crystal Palace
2656 Somersville Rd
Antioch Ca 94509
Rebecca Satti
925-250-5248
Oct 21. 2024

Proposal for Minor Use Permit Application for Full Liquor License

Dear Members of the Planning Department,

I am writing to submit a proposal for a Minor Use Permit application to allow the sale of full liquor at our facility located in Antioch, California. As the new partner of Crystal Palace I, Rebecca Satti, am excited to enhance our offerings for community events held in our Banquet Hall.

****Background****

Previously, our partnership focused solely on beer and wine sales. However, after evaluating our community's needs and preferences, we recognize a growing demand for a wider selection of beverage options, particularly during special events and private functions. Our intention is to provide a comprehensive experience that meets the diverse tastes of our clientele while adhering to all local and state regulations.

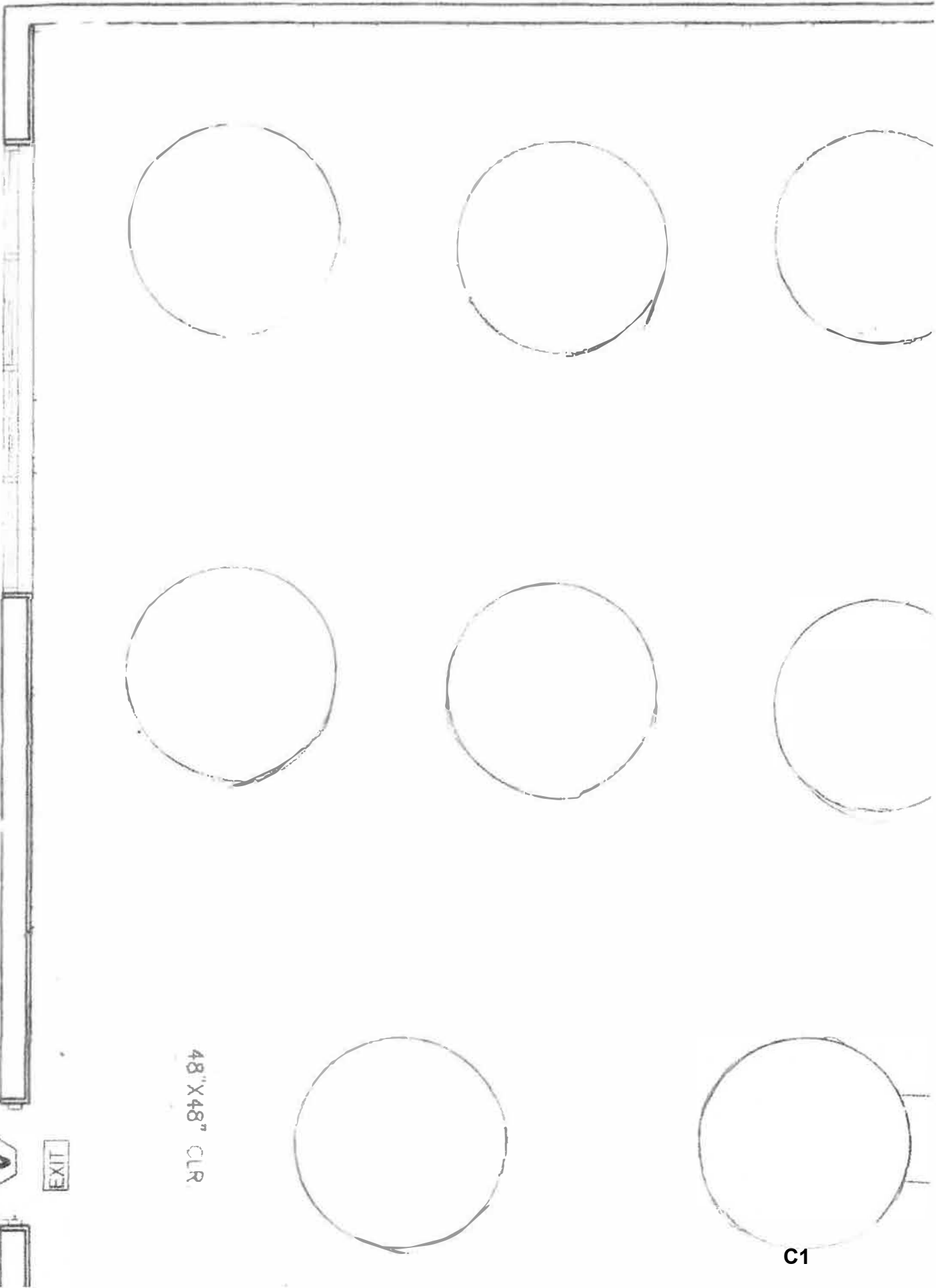
****Proposed Changes****

We propose to transition from our previous limited offerings to a full liquor license. This change will allow us to serve a variety of spirits, cocktails, and mixed drinks, enhancing the overall experience for our guests. Our facility is well-equipped to manage such an operation responsibly, ensuring that all service complies with the highest standards of safety and legal requirements.

****Community Benefits****

1. ****Enhanced Event Experience:**** By offering a full range of beverage options, we can attract a wider audience and cater to various preferences, making our venue more

ATTACHMENT "C"



C1

W/ PANIC HWDR (PUSH)

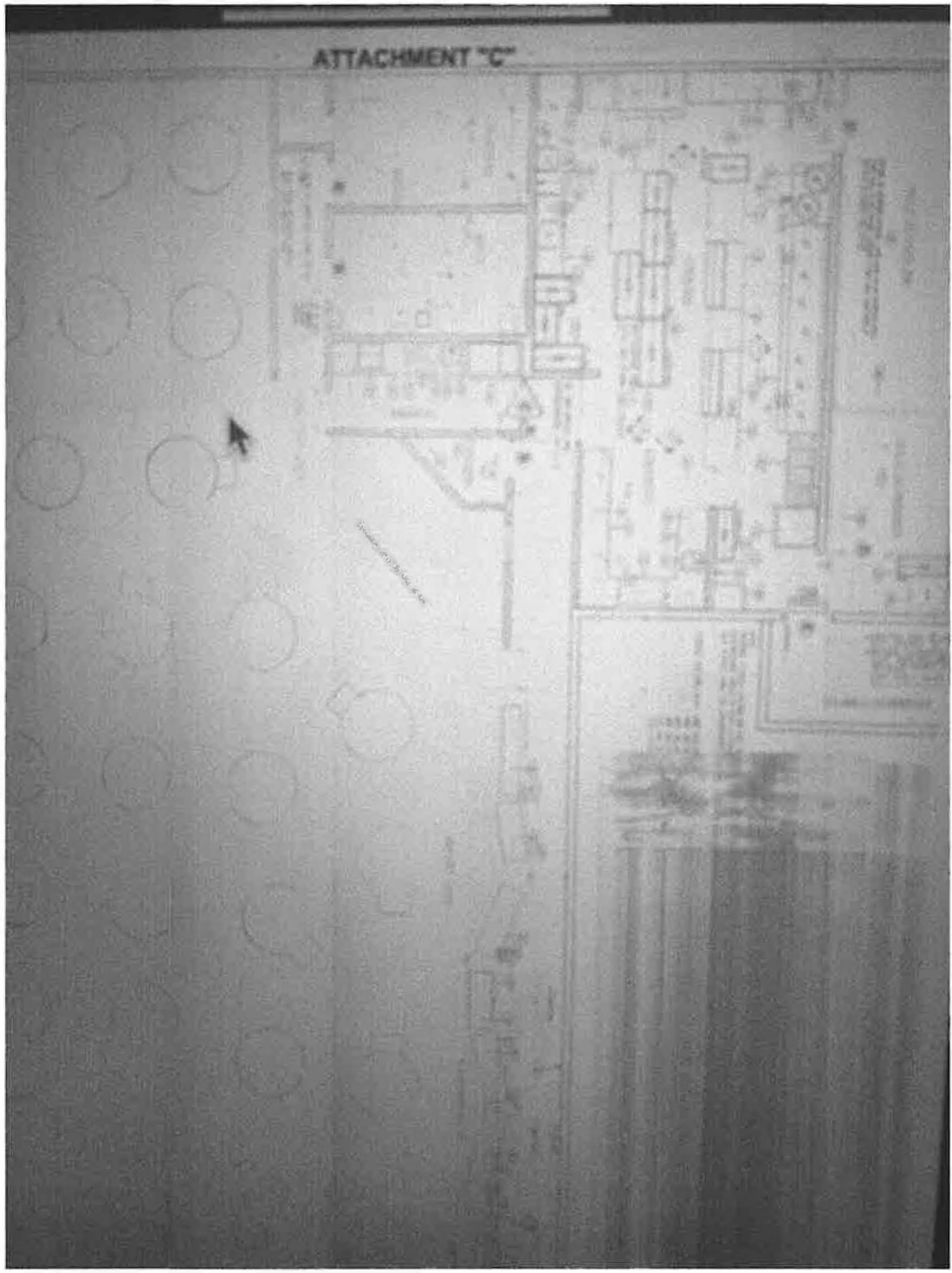
EXIT

A

48" X 48" CLR

60" X 60" T.P.

ATTACHMENT "C"



ATTACHMENT "D"

EXHIBIT B

DEPICTION OF THE SHOPPING CENTER SITE PLAN

