

**STAFF REPORT TO THE ZONING ADMINISTRATOR  
FOR CONSIDERATION AT THE MEETING OF July 11, 2024**

**Prepared by:** Monet Boyd, Assistant Planner  
**Approved by:** Zoe Merideth, Planning Manager  
**Date:** July 11, 2024  
**Subject:** **Billiard Hall and Snooker Parlor (UP2024-0006)**

**RECOMMENDATION**

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).

**REQUEST**

The applicant, Khaled Karimi, requests a use permit approval to operate a billiard and snooker hall business occupying an existing unit within the Somersville Plaza. The applicant is proposing to install six billiard tables and 10 Snooker tables. The hours of operation for the billiard and snooker hall would be seven days a week from 12pm until midnight. The applicant is proposing to sell pre-packaged food and non-alcoholic beverages.

**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 2.02-acres parcel developed with a commercial center and parking lot.
- 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 a 5,940 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 amusement center as a Billiard Hall and Snooker Parlor. According to Britannica, “Snooker is a popular billiards game of British origin that is played on a table similar in size and markings to that used in billiards.” Antioch Municipal Code Section 9-5.203 “Definitions” defines amusement centers as “a commercial establishment containing three or more mechanical or electronic games, and/or miniature golf, racetracks, golf or batting cages or nets or other amusements singularly or in combination.” The business’ main attraction will be billiard and snooker tables, which are considered amusements. The business will hold six billiard tables and 10 snooker tables, the threshold for an amusement center. The applicant states the following about the operations: “The proposed Billiard Hall and Snooker Parlor is poised to be a local hotspot for sport enthusiasts and their families.” The establishment will have six billiard tables and 10 snooker tables, pre-packaged food, and non-alcoholic beverages. The business will also host themed events for families, organize games and contests for kids, and a family seating areas. The space is a unit in the existing Somersville plaza.

The total tenant space is approximately 5,940 square feet. The proposed hours of operation are seven days a week from 12pm until midnight. The billiard hall and snooker parlor will be staffed by three full-time employees and five part-time employees. The establishment will serve pre-packaged food and non-alcoholic beverages.

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). Amusement center uses are permitted in C-3 with approval of a use permit.

## **Issue #2: Parking and Occupancy**

There are no parking requirements specifically for amusement centers in the Zoning Ordinance, but there are parking requirements for shopping centers, which is an appropriate category given that the billiard hall and snooker parlor 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 tenant space is approximately 5,940 square feet in total, therefore, 30 parking spaces would be required for the proposed project. Staff do not foresee the new event space causing a parking conflict given the ample available parking at the Somersville Plaza.

The applicant proposes the establishment will hold 60 people comfortably. 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: Operational Concerns**

The main issues surrounding an amusement center use permit requests are typically impacts to adjacent uses such as loitering, outside alcohol and public safety. However, the establishment will not serve alcohol, and is conditioned to prohibit the sale and consumption of alcohol on the premises. The billiard hall and snooker parlor is located at the end of the Somersville Plaza Shopping Center, a commercial development. The shopping center is set back from Somersville Rd. Given the commercial nature of the area, staff does not believe the residences will be negatively impacted by the use. Additionally, staff has included conditions in the attached resolution requiring all activities, including prerecorded music, to be conducted within the building at a volume that is not audible outside of the premises. 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 pertaining to outside alcohol and loitering, staff has included a condition in attached resolution requiring that the applicant post signs stating “No loitering, No open containers and No drinking.”

Additionally, the attached resolution includes a condition of approval that should the Antioch Police Department have to respond to noise complaints or other complaints related to the amusement center use 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 business become a public nuisance.

## **Issue #4: 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.

The Contra Costa County Fire Protection District (CCCFPD) reviewed the proposed plans for compliance with Code and local requirements. CCCFPD submitted a letter detailing the requirements for Fire District approval. The letter is included as Attachment F to the staff report.

## **ATTACHMENTS**

- A. Resolution
  - Exhibit A. Conditions of Approval
- B. Applicant's Project Description
- C. Floor Plan
- D. Site Plan
- E. 06/18/2024 Letter from Contra Costa Environmental Health
- F. 06/24/2024 Letter from Contra Costa County Fire Protection District

# ATTACHMENT "A"

## CITY OF ANTIOCH ZONING ADMINISTRATOR RESOLUTION NO. 2024-XX

### 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).

\* \* \* \* \*

**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**  
**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.

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

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.



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

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.

# ATTACHMENT "B"

## Billiard and snooker hall

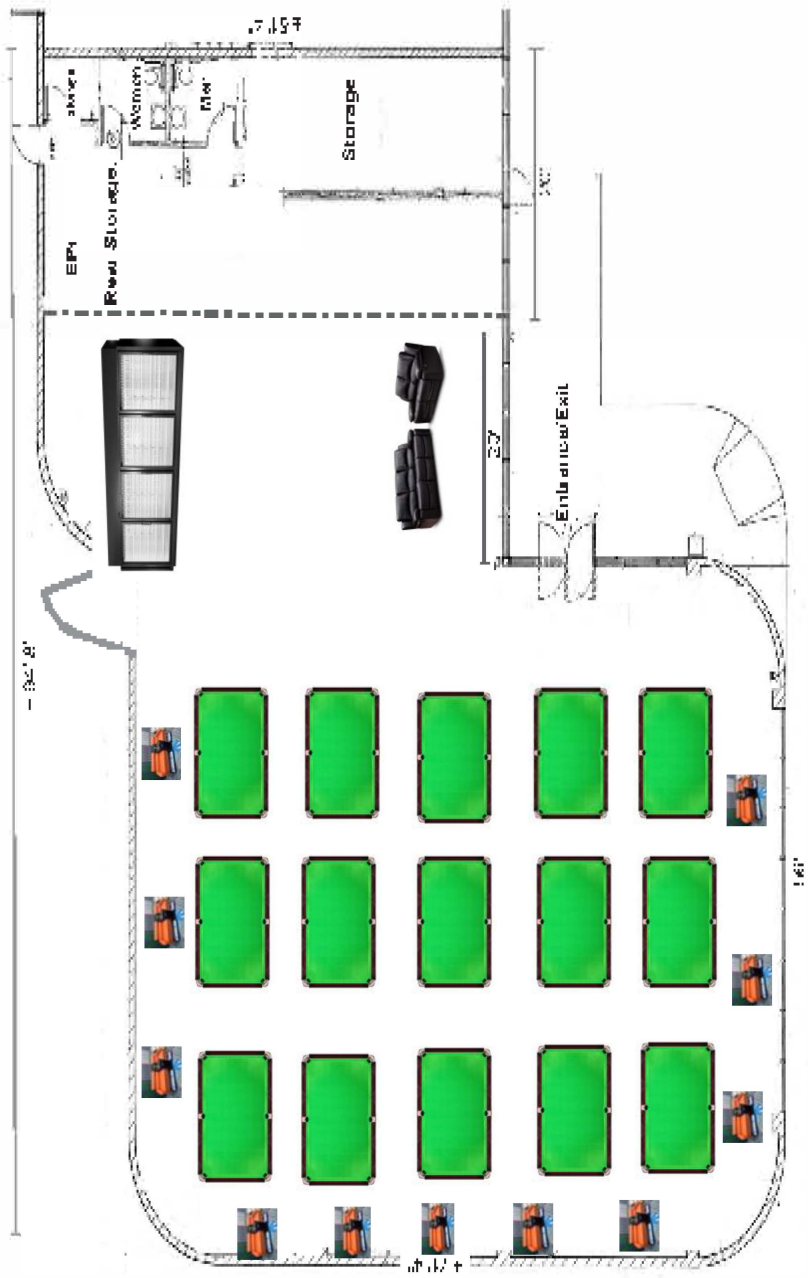
The Billiard Hall and Snooker Parlor is a premier entertainment hall located in a spacious 5,940 square-foot storefront location in downtown Antioch. With six billiard tables and 10 snooker tables, the establishment offer enthusiast and casual players alike a high-quality and unforgettable experience. The ambience is enhanced with televisions and prerecorded music provided by a service. Our business will provide a relaxed, yet engaging atmosphere for a dynamic and diverse clientele seeking alternative entertainment in the evening hours. Amenities include Creating a family-friendly, alcohol-free pool hall could be a great idea to cater to a wider audience and provide a safe and enjoyable environment for families to spend time together. Here are some tips for making your pool hall family-friendly and alcohol-free:

1. **Designated Family Hours:** Consider having specific hours during the day or week when the pool hall is designated as family-friendly. This could be during afternoons on weekends or certain weekdays.
2. **Non-Alcoholic Beverage Options:** Offer a variety of non-alcoholic beverages such as mocktails, smoothies, milkshakes, sodas, iced teas, and fruit juices. You can have a dedicated menu highlighting these options.
3. **Healthy Snack Options:** Provide a selection of healthy snacks and light bites that appeal to both kids and adults. This could include options like fruit cups, veggie trays, pretzel bites, and cheese platters.
4. **Family-Friendly Music:** Play upbeat and family-friendly music that creates a lively atmosphere without the need for explicit lyrics or themes.
5. **Games and Prizes for Kids:** Organize occasional events or contests for kids such as pool tournaments, coloring contests, or raffles with small prizes to keep them engaged and entertained.
6. **Safety Measures:** Ensure that safety measures are in place, such as non-slip flooring around the pool tables, clear signage indicating restricted areas, and staff trained to assist families and children as needed.
7. **Family Seating Areas:** Create comfortable seating areas where families can relax and watch the games while enjoying their food and drinks.
8. **Themed Events:** Host special themed events or family nights with activities, decorations, and menu items tailored to the interests of families and children

This new establishment will comfortably accommodate up to 60 patrons at a time who will be served by an employee roster of 3 full-time employees and 5 part-time employees. The parlor will be open seven days a week from 12pm until midnight, catering to both daytime

and evening clientele. The parlor will have advanced security cameras on site to provide peace of mind and additional layers of security. With a projected gross annual revenue of \$400,000, this new business will be a great addition to the Antioch small business arena. The proposed Billiard Hall and Snooker Parlor is poised to be a local hotspot for sport enthusiasts and their families. With extensive facilities, convenient amenities and strong security measures, it is expected to attract a steady flow of patrons and contribute to the small business and entertainment community of Antioch.

# ATTACHMENT "C"



SOMERSVILLE TOWN CENTER

**Somersville Plaza**  
 2635-2669 Somersville Road  
 Antioch, California 94509

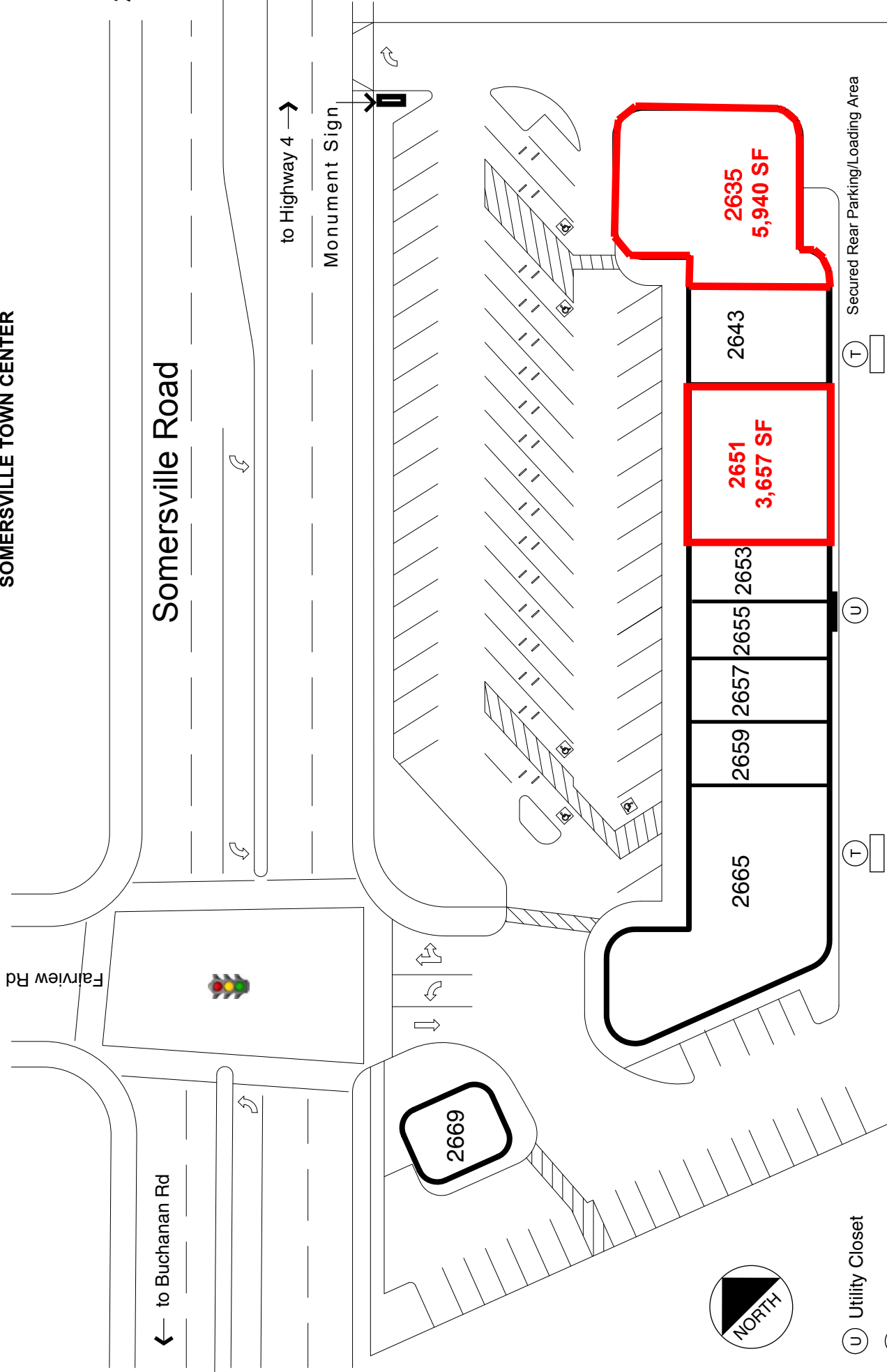
**ATTACHMENT "D"**

- 2635 5,940 Square Feet**
- 2643 Uppity Space
- 2651 3,657 Square Feet**
- 2653 Braids By Kadi Salon
- 2655 Farmers Insurance
- 2657 Golden Visionary Tattoos
- 2659 Forum Nail Salon
- 2665 Black Diamond Market
- 2669 One Stop African Market



333 W. El Camino Real, Suite 240  
 Sunnyvale, CA 94087-1969  
 Phone (408) 331-2300  
 Fax (408) 331-2301

© 2024 Biagini Properties, Inc. All rights reserved.



(U) Utility Closet

(T) Trash Enclosure

Site plan not to scale and subject to change without notice

rev: 04/19/2024

# ATTACHMENT "E"



CONTRA COSTA  
HEALTH

2120 Diamond Blvd. Suite 100 | Concord, CA 94520  
Phone: 925-608-5500 | Fax: 925-608-5502  
cchealth.org

6/18/2024

CITY OF ANTIOCH  
Attn: MONET BOYD  
200 H ST  
ANTIOCH, CA94509

RE: UP20240006  
2635 SOMERVILLE RD  
APN: 076 432 025  
**Service Request #:** SR0023020

Dear MONET BOYD :

Contra Costa Environmental Health (CCEH) has received a request for agency comment regarding the above referenced project. See below for our comments grouped by environmental health program:

- A health permit is required for retail food facilities. Food facilities include restaurants, stores, bars, cafeterias, snack bars, kiosks at transit sites, and any business or operation that sells or gives food away to the public (including employees or students).
- Plans must be submitted to CCEH and approved prior to the issuance of building permits for such facilities. Prior to the submission of plans, CCEH staff is available to meet with prospective developers/operators to discuss the requirements for these facilities and the plan review process.
- Dumpster areas serving retail food facilities are required to have a drain to the sanitary sewer and provided with a hot/cold water supply. It is recommended that developers be informed of this requirement, since it is usually easier to plan for the installation of sewer and water in dumpster areas during initial construction rather than install these afterwards.
- All retail food facilities must have approved restrooms. This includes kiosks located at transit sites. It is recommended that developers be informed of this requirement, since it is usually easier to plan for the installation of restrooms during initial construction rather than install these afterwards.
- Some kitchens at church sites may be exempt from requirements to have plans approved by CCEH and may not require a health permit if it is not used for any retail use. Please note that retail use includes any of the following:
  - Providing school lunches.
  - Operating a homeless or senior feeding program.
  - Catering.
  - Events open to the general public where food is sold or given away\*\*.

**E1**

If the future use of the kitchen includes any activity considered retail in nature, a health permit will be required prior to commencing such an activity. In this case a plan review would be required as part of the application process. Any required upgrades to the kitchen and associated facilities (e.g., dumpster area, restrooms, janitorial area) would need to be completed before the issuance of a health permit.

*\*\*Please note, a temporary event, open to the general public, where food will be sold or given away requires a temporary event food permit whether or not they are held at the church site or somewhere else.*

- If the project utilizes a mobile food facility (MFF), in addition to a required health permit, MFFs are also subject to Contra County Ordinance Section 413-3.1612. This ordinance contains subsections that limit the amount of time a vehicle can remain in one location and the hours of operation, and also prohibits alcohol sales.
- Mobile food facilities that park in one location for more than one hour must have access to approved restroom facilities.
- Plans must be submitted to CCEH and approved prior to the issuance of building permits for such facilities. Prior to the submission of plans, CCEH staff is available to meet with prospective developers/operators to discuss the requirements for these facilities and the plan review process.

These comments do not limit an applicant's obligation to comply with all applicable laws and regulations. If the proposed project is subject to regulation by CCEH, the project tenant must apply for all applicable health permits. Should you have any questions, please do not hesitate to contact Environmental Health at (925) 608-5500 or [CoCoEH@cchealth.org](mailto:CoCoEH@cchealth.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Kristian Lucas". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kristian Lucas, REHS  
Director of Environmental Health

# ATTACHMENT "F"



## CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

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

June 24, 2024

### The City of Antioch

Planning Division  
Attn: Monet Boyd  
200 H Street  
Antioch, CA 94509  
925-779-6115  
[mboyd@antiochca.gov](mailto:mboyd@antiochca.gov)

**Subject:** Billiard Hall and Snooker Parlor (UP2024-0006)  
2635 Somersville Rd, Antioch, CA 94509  
CCCFPD Project No.: P-2024-002017PLN

City of Antioch,

We have reviewed the Minor Use Permit, request for project review, to establish a **new billiard and snooker hall business occupying an existing unit within the Somersville Plaza; proposing to sell pre-packaged food and non-alcoholic beverages**, 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), Local and County Ordinances, and adopted standards:

1. The owner or contractor shall submit Tenant Improvement plans, specifications, and a CCCFPD permit application through the Fire District's public plans portal:  
<https://confire.vision33cloud.com/citizenportal/app/landing>.

All projects shall be submitted to the Fire District 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.**

*To schedule a Fire District Inspection of the Access and Hydrant installation prior to construction or the storage of combustible materials on the job site, contact the Fire District (minimum 2 working days in advance) at 925-941-3300 ext. 3902 OR schedule through the Fire District's Public Portal Website under the corresponding permit number.*

<https://confire.vision33cloud.com/citizenportal/app/landing>.

If you have any questions regarding this matter, please contact the Permit Technicians at [permittech@cccfpd.org](mailto:permittech@cccfpd.org) or call the main office at 925-941-3300.

---

Danielle Thomas, Fire Inspector