

# PLANNING COMMISSION STAFF REPORT



## SOMERSVILLE PLAZA LIQUOR STORE

February 15, 2023

2651 Somersville Rd Suite D/APN: 076-432-025  
UP-22-17



### Quick Facts

**Applicant:** Gurmej Singh

**APN:** 076-432-025

**Zoning:** Regional  
Commercial (C-3)

**GP Land Use:** Western  
Antioch Commercial  
Focus Area, Regional  
Commercial

**Land Area:** 2.02 Acres

**Suite Area:** 3,657 Square  
Feet

### Project Description

The applicant is seeking Use Permit approval for the operation of a new liquor store with a type 21-Off-Sale General license from Alcoholic Beverage Control (ABC). The subject site is a 2.02-acre parcel developed with a commercial center and parking lot. The liquor store would sell beer, wine, liquor, drinks, snacks, and similar items. The applicant is proposing to operate from 7am to 12am, 7 days a week. Four employees will work at the store.

### Requested Approvals

USE PERMIT

STAFF RECOMMENDATION: APPROVE

Project Planner: ZOE MERIDETH

## BACKGROUND

### Subject Site

The subject site is a 2.02-acre parcel developed with a commercial center and parking lot with frontage along Somersville Road. The subject site is zoned C-3, Regional Commercial, is located in the Western Antioch Commercial General Plan Focus Area and has Land Use Designation of Regional Commercial.



### Site History

The project site is developed with a commercial center and parking lot. Based on City permit history, the site was constructed in 1975. Since that time, remodels have taken place at the center.

### Project Timeline

- Project Submitted to City: October 12, 2022
- Incomplete Letter Issued: October 13, 2022
- Project Resubmittal Received: October 19, 2022
- Incomplete Letter Issued: November 14, 2022
- Project Resubmittal Received: November 17, 2022
- Project Deemed Complete: November 29, 2022
- Planning Commission Hearing: February 15, 2023

## Analysis

### Overview

The applicant is seeking Use Permit approval for the operation of a new liquor store with a type 21-Off-Sale General license from ABC. The subject site is a 2.02-acre parcel developed with a commercial center and parking lot. The liquor store would sell beer, wine, liquor, drinks, snacks, and similar items. The applicant is proposing to operate from 7am to 12am, 7 days a week. Four employees will work at the store.

ABC defines a type 21- Off-Sale General license as:

*"Package Store. Authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold. Minors are allowed on the premises."*

### General Plan, Zoning, and Land Use

The General Plan designation of the site is Western Antioch Commercial Focus Area. Within the Focus Area, the site is designated as Regional Commercial. The zoning designation of the site is Regional Commercial. The proposed use is allowed subject to Use Permit.

Comparison of Adjacent Properties			
Vicinity	GP Land Use	Zoning	Current Use
North	Western Antioch Focus Area, Regional Commercial	Regional Commercial	Commercial Building
South	Western Antioch Focus Area, Regional Commercial	Regional Commercial	EBMUD property
East	Western Antioch Focus Area, Regional Commercial	Regional Commercial	Orchard Square Shopping Center
West	Western Antioch Focus Area, Regional Commercial	Regional Commercial	Somersville Towne Center

### Use Permit

A Use Permit is required for the establishment of a liquor store pursuant to Antioch Municipal Code (AMC) section 9-5.3803 Table of Land Use Regulations. AMC section 9-5.2701(D) states:

*(D) Use permits are required for use classifications typically having unusual site development features or operating characteristics requiring special consideration so that they may be designed, located, and operated compatibly with uses on adjoining properties and in the surrounding area.*

## Operations

AMC section 9-5.3831 "Liquor Establishments" regulates liquor establishments throughout the city. Section 9-5.3831(A) states:

- (A) *"No on-sale or off-sale liquor establishments shall be operated within a radius of 500 feet from any other on-sale or off-sale liquor establishments or any school, public park, playground, recreational center, day care center, or other similar use." The proposed use is not located within 500 feet of any of these uses.*

A use permit is required to ensure a use is operated in a compatible manner with uses on adjacent properties and in the surrounding areas. Staff has prepared project specific Conditions of Approval to minimize compatibility concerns with surrounding uses.

AMC section 9-5.3843 Tobacco and Paraphernalia Retailers prohibits the establishment of new tobacco and drug paraphernalia retailers within the City, with minor exceptions. Since this is a new establishment, tobacco and paraphernalia sales prohibited. This restriction has also been added as a recommended condition of approval for the project.

Staff sent the recommended conditions of approval to the Antioch Police Department for review to ensure that law enforcement concerns were addressed.

Planning staff has received correspondence regarding this application. Copies of the correspondence received prior to publication are included as Attachment E.

## Environmental Analysis

This proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Article 19, Section 15332 Infill Development. Class 32 consists of projects characterized as in-fill development meeting the following conditions:

- (a) 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.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value, as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

The subject site 2.02 acres and is fully developed with a commercial center and parking lot and is served by existing utilities, public services and surrounded by urban uses.

### Contra Costa County Environmental Health Review

Contra Costa County Environmental Health (CCEH) reviewed the proposed plans for compliance with Health Code and local requirements. CCEH submitted a letter and email detailing the requirements for CCEH approval. The letter is included as Attachment F to the staff report. Draft Condition #18 requires that all requirements of the CCEH be satisfied.

The comment letter included the requirement for the dumpster areas to have a drain to the sanitary sewer and provided with a hot/cold water supply. Planning staff performed a site inspection and did not see any trash enclosures at the property. Planning staff shared this information with the applicant because the cost of a trash enclosure with sanitary sewer and water hookups could be substantial. Staff also reached out to CCEH about this comment. The CCEH plan checker stated that given the age of the building, sanitary sewer and hot and cold water would not be required by a trash enclosure would be. Additionally, the City of Antioch Municipal Code Requires a trash enclosure. This project will generate a large amount of cardboard that must be recycled. A recommended condition of approval requires the trash enclosure be shown on the building permit submittal for review and approval by Planning staff. For all food facilities, the applicant is also required to submit the building permit plans to CCEH for their review and approval.

### Contra Costa County Fire Protection District Review

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 G to the staff report. Draft Condition #12 requires that all requirements of the CCCFPD shall be satisfied.

### ATTACHMENTS

- A. Resolution approving Use Permit with Exhibit A Conditions of Approval
- B. Project Description
- C. Project Application
- D. Project Plans
- E. Correspondence Received
- F. CCEH Letter
- G. CCCFPD Letter

**ATTACHMENT A**  
**RESOLUTION APPROVING A USE PERMIT FOR 2615 SOMERSVILLE ROAD SUITE D,**  
**“SOMERSVILLE LIQUOR STORE” WITH EXHIBIT A CONDITIONS OF APPROVAL**  
**(UP-22-17)**  
**(APN: 076-432-025)**  
**(SEPARATE PAGE)**

**PLANNING COMMISSION  
RESOLUTION # 2023-XX**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH  
APPROVING A USE PERMIT FOR THE SOMERSVILLE PLAZA LIQUOR STORE AT 2651  
SOMERSVILLE ROAD, SUITE D  
(UP-22-17)  
(APN: 076-432-025)**

**WHEREAS**, the City of Antioch received an application from Gurmej Singh, for approval of a Use Permit for the operation of a liquor store with a type 21-Off-Sale General Alcoholic Beverage Control License at 2651 Somersville Road, Suite D (UP-22-17) (APN: 076-432-025);

**WHEREAS**, the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Article 19, Section 15332 Infill Development. Class 32 consists of projects characterized as in-fill development;

**WHEREAS**, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 on February 2, 2023 for the Planning Commission public hearing held on February 15, 2023;

**WHEREAS**, on February 15, 2023, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary 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 AND DETERMINED**, that the Planning Commission hereby make 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. That 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.

**Finding:** The project has been designed to comply with the City of Antioch Municipal Code requirements. Operational conditions such as storing cardboard waste and leaving windows uncovered, will minimize impacts. Based upon the conditions imposed, the liquor store will not be detrimental to the public health or welfare or injurious to the property.

- b. That the use applied at the location indicated is properly one for which a use permit is authorized.

**Finding:** The property is Zoned C-3 "Regional Commercial District." The zoning district allows liquor stores with a use permit.



- c. That the site for the proposed use is adequate in size and shape to accommodate such use, and all yards, fences, parking, loading, landscaping, and other features required.

**Finding:** The project is located in a retail commercial center with a parking lot to serve customers. Other retail stores operate at the center without issue.

- 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.

**Finding:** The project site is located on Somersville Road, a major arterial. The existing road will support traffic generated from the use. The commercial center includes a one-way in driveway and a second two-way directional driveway.

- e. That the granting of such use permit will not adversely affect the comprehensive General Plan because the proposed uses and design are consistent with the General Plan.

**Finding:** The General Plan designation for project site is because the project is consistent with the General Plan land use designation of Regional Commercial within the Western Antioch Commercial Focus Area.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Antioch does hereby **APPROVE** a Use Permit for the operation of a liquor store with a type 21-Off-Sale General Alcoholic Beverage Control License at 2651 Somersville Road, Suite D (UP-22-17) (APN: 076-432-025); subject to the Conditions of Approval contained in Exhibit A.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing recommendation was passed and adopted by the Planning Commission of the City of Antioch, at a regular meeting thereof, held on the 15th day of February 2023 by following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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**FORREST EBBS**  
**Secretary to the Planning Commission**



EXHIBIT A: CONDITIONS OF APPROVAL “Somersville Plaza Liquor Store” 2615 Somersville Road, Suite D (UP-22-17)

DRAFT

General Conditions		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
1.	<b>Project Approval.</b> This Use Permit approval is for 2651 Somersville Road Suite D (APN: 076-432-025), as substantially shown and described on the project plans, except as required to be modified by conditions herein. Plans date received October 12, 2022 and November 17, 2022, as presented to the Planning Commission on February 15, 2023 (“Approval Date.”). For any condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required bythe conditions herein for approval by the City.	City of Antioch	On-Going	Planning Department	
2.	<b>Project Approval Expiration.</b> This Use Permit approval expires on February 15, 2025 (two years from the date on which this approval becomes effective) or at an alternate time specified as a condition of approval, unless a building permit has been issued and construction diligently pursued. The approval may be renewed by the Community Development Director for a period up to an additional two (2) years, provided that, at least ten (10) days before expiration of one (1) year from the date when the approval becomes effective, an application for renewal of the approval is filed with the Community Development Department. The Community Development Director may grant a renewal of an approval where there is no change in the original application, or there is no request to change any condition of approval for up to two additional years from the expiration date.	City of Antioch	On-Going	Planning Department	

**EXHIBIT A: CONDITIONS OF APPROVAL "Somersville Plaza Liquor Store" 2615 Somersville Road, Suite D (UP-22-17)**

3.	<p><b>City Fees.</b> The applicant shall pay any and all City and other related fees applicable to the property, as may be modified by conditions herein. Fees shall be based on the current fee structure in effect at the time the relevant permits are secured and shall be paid before issuance of said permit or before any City Council final action approval. Notice shall be taken specifically of Plan Check, Engineering, Fire and Inspection Fees. The project applicant shall also reimburse the City for direct costs of planning; building and engineering plan check and inspection, as mutually agreed between the City and applicant.</p> <p><i>Discretionary or ministerial permits/approvals will not be considered if the developer is not current on fees, balances, and reimbursement that are outstanding and owed to the City.</i></p>	City of Antioch	On-Going	Community Development Department	
4.	<p><b>Pass-Through Fees.</b> The developer shall pay all pass-through fees. Fees include but are not limited to:</p> <p>East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance.</p> <p>Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.</p> <p>Contra Costa County Map Maintenance Fee in affect at the time of recordation of the final map(s).</p> <p>Contra Costa County Flood Control District Drainage Area fee.</p> <p>School Impact Fees.</p> <p>Delta Diablo Sanitation Sewer Fees.</p> <p>Contra Costa Water District Fees.</p>	City of Antioch	On-Going	Community Development Department	
5.	<p><b>Appeals.</b> Pursuant to Section 9-5.2705 of the Antioch Municipal Code, any decision made by the Zoning Administrator which would otherwise constitute final approval or denial may be appealed to the Planning Commission. Such appeal shall be in writing and shall be filed with the Community Development Director within five (5) working days after the decision. All appeals to the Planning Commission from the Zoning Administrator shall be accompanied by a filing fee established by a resolution of the City</p>	City of Antioch	Within 5 Days of Zoning Administrator Action	Planning Department	

EXHIBIT A: CONDITIONS OF APPROVAL “Somersville Plaza Liquor Store” 2615 Somersville Road, Suite D (UP-22-17)

	Clerk.				
6.	<b>Requirement for Building Permit.</b> Approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction or demolish an existing structure. An appropriate permit issued by the Community Development Department must be obtained before constructing, enlarging, moving, converting, or demolishing any building or structure within the City.	City of Antioch	On-Going	Building Department	
7.	<b>Modifications to Approved Plans.</b> The project shall be implemented as approved and with any additional changes required pursuant to the Planning Commission Conditions of Approval. Planning staff may approve minor modifications in the project design, but not the permitted land uses. A change requiring discretionary approval and any other changes deemed appropriate by the Planning staff shall require further Planning Commission approval through the discretionary review process.	City of Antioch	On-Going	Planning Department	
8.	<b>Hold Harmless Agreement/Indemnification.</b> The applicant (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Antioch and its agents, officers and employees, from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul the City's approval concerning this application. The City will promptly notify the applicant of any such claim action or proceeding and cooperate fully in the defense.	City of Antioch	On-Going	Planning Department	

**EXHIBIT A: CONDITIONS OF APPROVAL "Somersville Plaza Liquor Store" 2615 Somersville Road, Suite D (UP-22-17)**

At the Time of Construction		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
9.	<b>Collection of Construction Debris.</b> Gather all construction debris on a regular basis and place them in a Waste Management dumpster or other container that is emptied or removed on a weekly basis consistent with the Construction and Demolition Debris Ordinance. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.	City of Antioch	On-Going	Building Department	
10.	<b>Construction Hours.</b> Construction activity shall be as outlined in in the Antioch Municipal Code. Construction activity is limited to 8:00 AM to 5:00 PM Monday-Friday or as approved in writing by the City Manager. Requests for alternative construction hours shall be submitted in writing to the City Engineer. days/times restricted to the hours of 8:00 a.m. to 6:00 p.m.	City of Antioch	On-Going	Building Department/ Public Works Department	
11.	<b>Demolition, Debris, Recycling.</b> The project shall be in compliance with and supply all the necessary documentation for Antioch Municipal Code § 6-3.2: Construction and Demolition Debris Recycling.	City of Antioch	On-Going	Building Department/ Public Works Department	

	Fire Standards	<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
12.	The applicant shall comply with the Contra Costa County Fire Protection District requirements in the letter dated December 16, 2022.	Contra Costa Fire Protection District	On-Going	Contra Costa Fire Protection District	

**EXHIBIT A: CONDITIONS OF APPROVAL "Somerville Plaza Liquor Store" 2615 Somerville Road, Suite D (UP-22-17)**

13.	<b>Debris Removal.</b> The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.	City of Antioch	On-Going	Building Department/ Public Works Department	
	<b>Prior to Issuance of Occupancy Permit</b>	<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
14.	<b>Planning Inspection.</b> Planning staff shall conduct a site visit to review exterior building elevations for architectural consistency with the approved plans and landscape installation (if required). All exterior finishing details including window trim, paint, gutters, downspouts, decking, guardrails, and driveway installation shall be in place prior to scheduling the final inspection.	City of Antioch	Prior to Occupancy Permit	Planning Department	
15.	<b>Debris Removal.</b> All mud, dirt or construction debris carried off the construction site and shall be removed prior to scheduling the final Planning inspection. No materials shall be discharged onto a sidewalk, street, gutter, storm drain or creek.	City of Antioch	Prior to Occupancy Permit	Building Department	
16.	<b>Fire Prevention.</b> A final Fire inspection shall occur to inspect all fire prevention systems constructed as part of the project. Inspections shall occur prior to final occupancy permit issuance.	Contra Costa County Fire District	Prior to Occupancy Permit	Fire Department	
	<b>Project Specific Conditions</b>	<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
17.	<b>Hours of Operation.</b> Hours of operation shall be 7 AM – 12 AM, seven (7) days a week. Any request to modify the hours of operation shall be subject to Zoning Administrator approval.	City of Antioch	On-Going	Planning Division	

**EXHIBIT A: CONDITIONS OF APPROVAL "Somersville Plaza Liquor Store" 2615 Somersville Road, Suite D (UP-22-17)**

18.	<b>Contra Costa Environmental Health.</b> The applicant shall comply with the Contra Costa County Environmental Health requirements in the email and letter dated December 14, 2022.	Contra Costa Environmental Health	On-Going	Contra Costa Environmental Health	
19.	<b>Requirement for Trash Enclosure.</b> The applicant shall provide a trash enclosure consistent with the requirements of Contra Costa Environmental Health and the City of Antioch Municipal Code. Enclosure details shall be included on the building permit submittal for the project.	Contra Costa Environmental Health	At the Time of Building Permit Submittal	Community Development Department	
20.	<b>Revocation.</b> Pursuant to Section 9-5.2707.1 "Violation, Revocation, Fine" of the Antioch Municipal Code, if there is a violation of the Conditions of Approval, the Planning Commission shall hold a public hearing to consider revocation of the Conditional Use Permit. If the Planning Commission determines that the operation is not in compliance with the Conditions of Approval, there is a public nuisance or otherwise a threat to public health, safety, or welfare, this may result in revocation of or modification to the Use Permit or imposition of a fine.	City of Antioch	On-Going	Community Development Department	
21.	<b>Tobacco Sales Prohibited.</b> In accordance with the City of Antioch Municipal Code Section 9-5.3843, tobacco products and drug paraphernalia are prohibited from being sold.	City of Antioch	On-Going	Community Development Department	
22.	<b>Temporary Signs.</b> Temporary signs, banners, commercial flags, and similar devices are prohibited, except as individually approved by the Community Development Department.	City of Antioch	On-Going	Community Development Department	
23.	<b>Window Signage.</b> Windows signage (including open/closed signs and business hour signs) shall occupy less than 25% of the windows. Windows shall remain un-tinted to allow law enforcement personnel to have a clear and unobstructed view of the interior of the store.	City of Antioch	On-Going	Community Development Department	
24.	<b>Alcohol Sales.</b> The following conditions apply to the sale of alcohol at the site: a. Containers of beer may only be sold in packages of three or more.	City of Antioch	On-Going	Community Development Department	

**EXHIBIT A: CONDITIONS OF APPROVAL "Somersville Plaza Liquor Store" 2615 Somersville Road, Suite D (UP-22-17)**

	b. Wine shall only be sold in units of 750 ml or greater. c. Liquor shall only be sold in units of a half pint or greater				
25.	<b>Cardboard Storage.</b> The operator shall store all cardboard and other refuse entirely within the trash dumpsters or within the store.	City of Antioch	On-Going	Community Development Department	
26.	<b>Surveillance Cameras.</b> Security surveillance cameras shall be installed and maintained in good working order to provide coverage on a twenty-four (24) hour real-time basis of the store. Cameras shall remain active at all times and be capable of operating under any lighting condition. Security video must use standard industry format to support criminal investigations and shall be maintained for a minimum of sixty (60) days.	City of Antioch	On-Going	Community Development Department	



**ATTACHMENT B  
PROJECT DESCRIPTION  
(SEPARATE PAGE)**

## Project Description

I have previous experience and I'm looking to open another convenience store at the location 2651 Sommersville Plaza which will sell beer, wine, liquor, soda, candy, etc. The hours of operations for the business will be from 7am to 12am and will stay open 7 days a week. There will be a total of 4 employees. The convenience store will require a minimum 4 to 5 parking spots and there are already around fifty free parking spots available on site.

**ATTACHMENT C  
PROJECT APPLICATION  
(SEPARATE PAGE)**

CITY OF ANTIOCH  
DEVELOPMENT APPLICATION



Site Location	SOMERSVILLE PLAZA 2651 SUITE D Antioch CA 94509
Assessor's Parcel No. (s)	076-432-025
Total Acreage	
Brief Description of Request:	BEER, WINE, LIQUOR AND GROCERY

PROPERTY OWNER OF RECORD	
Name	MARK BIAGINI
Company Name	BIAGINI PROPERTIES INC.
Address	333 W. EL CAMINO REAL SUITE 240 SUNNYVALL CA 94087
Phone #	408-331-2308
Email	MARK@BIAGINIPROPERTIES.COM
Signature	<i>p.p. [Signature] Mark Biagini</i>

APPLICANT	
Name	GURMEJ SINGH
Company Name	THIND FAMILY INC.
Address	1797 GIOTTO DRIVE BRENTWOOD CA 94513
Phone #	925-325-8364
Email	GARY SINGH 4 @ yahoo.com
Signature	<i>[Signature]</i>

CITY OF ANTIOCH  
DEVELOPMENT APPLICATION



Site Location	
Assessor's Parcel No. (s)	
Total Acreage	
Brief Description of Request:	

PROPERTY OWNER OF RECORD	
Name	
Company Name	
Address	
Phone #	
Email	
Signature	

APPLICANT	
Name	GURMEJ SINGH
Company Name	THIND FAMILY INC.
Address	
Phone #	925-8325-8364
Email	GARY SINGH 4 (@) yahoo. com
Signature	



CITY OF ANTIOCH  
DEVELOPMENT APPLICATION



AGENT/DESIGNER	
Name	
Company Name	
Address	
Phone #	
Email	
Signature	

ANY OTHER PERSON THAT YOU WOULD LIKE THE CITY TO NOTIFY OF THE PUBLIC HEARING	
Name	
Company Name	
Address	
Phone #	
Email	
Signature	

RECEIVED

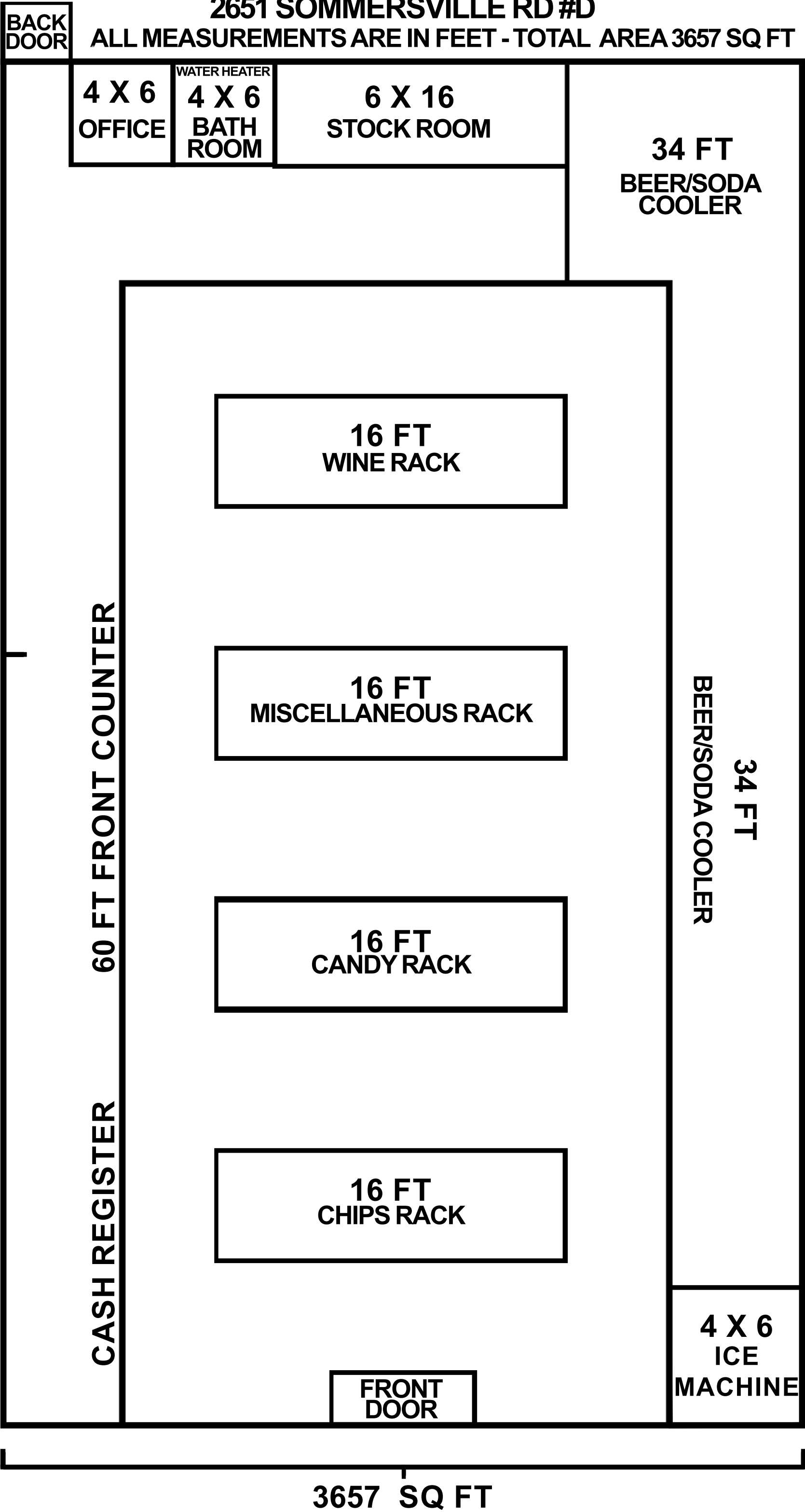
OCT 12 2022

FOR OFFICE USE ONLY	
Date Received:	CITY OF ANTIOCH
Title:	COMMUNITY DEVELOPMENT
Type of Application:	
File No.:	
Account No.:	
Notes:	

Check # 5229

**ATTACHMENT D  
PROJECT PLANS  
(SEPARATE PAGE)**





**Somersville Plaza**

2635-2669 Somersville Road  
 Antioch, California 94509



2635 Games of Antioch  
 2643 Uppity Space  
**2651 3,657 Square Feet**  
 2653 Braids By Kadi Salon  
 2655 Farmers Insurance  
 2657 Golden Visionary Tattoos 1,027 SF  
 2659 Forum Nail Salon  
**2665 4,053 Square Feet**  
 2669 City Health Urgent Care



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

Site plan not to scale and subject to change without notice.

**ATTACHMENT E  
CORRESPONDENCE  
(SEPARATE PAGE)**

**From:** [Jasbir Singh](#)  
**To:** [Planning Division](#)  
**Subject:** New Liquor store UP 22-17  
**Date:** Wednesday, February 1, 2023 3:04:39 PM

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

Dear City of Antioch Planning Commission Members,

My name is Jasbir Sooch. I'm reaching out to you regarding the New Liquor Store Application (UP 22-17) that is currently pending for review. It is for Somersville Plaza located at 2651 Somersville Rd Suite D / Parcel # (APN): 076-432-025.

I'm an Antioch Citizen who is genuinely concerned about adding another new liquor store in a community that is already over saturated with businesses catering to beer, wine, liquor and tobacco. As a reminder, there are already three existing businesses which already sell alcohol and are less than a minute away from this proposed location, and many more locations which already sell tobacco. In this day and age where crime is rapidly on the rise, is it really a good idea to place a liquor store where there isn't much existing business in a seemingly lackluster plaza, giving potential thieves and robbers more comfort to work with? Absolutely not! Adding another liquor store in our town will definitely come with consequences, with crime at the top of the list. We are already short on police officers in our town, and adding another unnecessary liquor store will certainly take time away from other emergencies around town. We need to act smart and use our resources wisely.

Additionally, do we really need to add another liquor store OR do we bring more value and add businesses that uplift and shape this community in a positive direction such as youth programs and healthier food outlets. I think we can all agree of what is more important here and we can all realize that adding another liquor store in no way helps shape the current state and the future of Antioch in a bright light.

In closing, we all experienced the pandemic personally and many of us are still dealing with the mental health crises. As we continue to navigate mental health challenges, adding another liquor store does not in any way benefit this vulnerable community.

I hope that you will genuinely consider each individuals concern here today, and come to the realization that Antioch is in need of more positive things in its community and Not another store where individuals can go to temporarily forget about their sorrows. When making your final decision, please consider where Antioch was 10 years ago and where it's gone now and where it's headed. As responsible and trusted authority figures of our city, we expect for you to make the right decision which will help shape the future of Antioch and its residents positively.

Thank you very much for your time and understanding.

Kind Regards,  
Jasbir Sooch

**From:** [Nisha Toor](#)  
**To:** [Hills, Christian](#); [kguttilla@antiochcacommission.gov](mailto:kguttilla@antiochcacommission.gov); [Motts, Kerry](#); [Riley, Kevin](#); [Schneiderman, Milanka](#); [Martin, Robert](#); [Lutz, Warren](#)  
**Cc:** [Planning Division](#); [Planning Commission](#)  
**Subject:** New Liquor Store Opposition - Project Application UP 22-17  
**Date:** Monday, January 2, 2023 12:51:11 PM

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

Dear City of Antioch Planning Commission Members,

Happy New Year!

My name is Nisha Toor. I'm writing to you today to voice the Somerville and Small Business communities' opposition to the New Liquor Store Application (UP 22-17) that is currently pending for review. It is for Somersville Plaza located at 2651 Somersville Rd Suite D / Parcel # (APN): 076-432-025.

According to census tract 3072.01 Somersville and Delta Fair Blvd is one of the poorest corridors in Contra Costa County. Historically in high poverty corridors the crime rates spike exponentially with businesses catering to addictive products such as alcohol and tobacco. There is also rampant crime involving liquor stores and the lack of security in this community.

We believe the new liquor store proposal does not in any way or shape add value to the Somersville community or tackle the criminal activities and the mental health crises in that particular corridor. It breeds more of the same issues.

You may also be aware, the City of Antioch is inundated with 12+ liquor stores, not including smoke shops serving a population of 115,000. In contrast, the neighboring city of Concord has less than 10 liquor stores serving a population of 125,000. Cities such as Danville and Walnut Creek have less than 5.

Liquor stores in general are a prime hot spot for criminal activity such as robberies, burglaries, theft, vandalism, and personal threats. They also exacerbate the mental health crises by a way of making liquor more readily available.

We kindly urge the Community Development along with the Planning Department to carefully review the data and deny the application. Please note, the applicant Gurmej Singh is a resident of Brentwood. He currently owns one liquor store (Gary's Liquors) on Lone Tree Way. He is attempting to build a second location in Somersville Plaza where there are multiple liquor and tobacco stores serving the community.

I would like the opportunity to work with the Community and Planning Department on how we can put a city-wide plan together to create better businesses that enhance the quality of life and safety of the citizens' of Antioch in 2023.

Thank you for taking the time to read this request.

Please feel free to reach out with any questions.

Warm Regards,

Nisha

Nisha Toor | Mobile: [+1 \(925\) 437-2552](tel:+19254372552)

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Regards,

Nisha Toor | Mobile: [+1 \(925\) 437-2552](tel:+19254372552)

**ATTACHMENT F**  
**CONTRA COSTA ENVIRONMENTAL HEALTH LETTER**  
**(SEPARATE PAGE)**



**From:** [Eric Fung](#)  
**To:** [Merideth, Zoe](#)  
**Subject:** UP-22-17 Agency Comment City of Antioch - SR0020372  
**Date:** Wednesday, December 14, 2022 4:22:23 PM  
**Attachments:** [UP-22-17 City of Antioch - Somersville Plaza Liquor Store Routing.pdf](#)

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

Dear Ms. Merideth,

Contra Costa Environmental Health (CCEH) has received a request for agency comment regarding the above referenced project. The following are our comments:

1. 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).
2. 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.
3. 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.
4. 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.

These comments do not limit an applicant's obligation to comply with all applicable laws and regulations. If you should have any questions, please do not hesitate to call me at (925) 608-5538.

W. Eric Fung  
Environmental Health Specialist II  
Contra Costa Environmental Health  
2120 Diamond Blvd., Suite 100  
Concord, CA 94520  
(925) 608-5538  
[eric.fung@cchealth.org](mailto:eric.fung@cchealth.org)

**\*Contra Costa Environmental Health has resumed essential fieldwork, but at this time is operating with a very limited staff due to deployments brought about by the need for emergency**

service workers. Our office is now open to the public following social distancing protocols.

\*Please refer to <https://www.coronavirus.cchealth.org/> for the current Health Officer Orders and latest county updates related to COVID19, and to <https://cchealth.org/eh/> for guidelines and FAQs relating to our permitted facilities and general information.

**ATTACHMENT G  
FIRE LETTER  
(SEPARATE PAGE)**

# Contra Costa County



# Fire Protection District

December 16, 2022

Ms. Zoe Merideth, Senior Planner  
City of Antioch, Planning

**Subject:** New liquor store  
2651 Somersville Rd., Suite D  
Project # PLN UP-22-17  
**CCCFPD Project No.: P-2022-020315**

Dear Ms. Merideth:

We have reviewed the use permit application to establish a liquor store at the subject location. The following is required for Fire District approval in accordance with the 2019 California Fire Code (CFC), the 2019 California Building Code (CBC), and Local and County Ordinances and adopted standards:

**Note:** This planning review was done using the current codes. Projects with plans submitted starting January 1, 2023 will be reviewed using 2022 California Code of Regulations Title 24 including the 2022 California Fire Code.

This is for a retail liquor store in an existing building. If required to submit plans for any TI improvements to building department, also submit to Fire District.

Plans 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

**CONTACT THE FIRE DISTRICT (MINIMUM 2 WORKING DAYS IN ADVANCE) AT 925-941-3300 EXT 3902 TO SCHEDULE AN INSPECTION OF THE ACCESS AND HYDRANT INSTALLATION PRIOR TO CONSTRUCTION OR THE STORAGE OF COMBUSTIBLE MATERIALS ON THE JOB SITE.**

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, appearing to read "Michael Cameron".

Michael Cameron  
Fire Inspector

File: 2651 SOMERSVILLE RD-SUITE D-PLN-P-2022-020315