

**TO:** JAMES L. APP, CITY MANAGER

**FROM:** BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR *BL*

**SUBJECT:** ZONING CODE INTERPRETATION

**DATE:** DECEMBER 21, 1999

**Needs:** That the City Council consider an interpretation of the Zoning Code with regards to permitted land uses in the C-1 Zone.

- Facts:**
1. John Rigby & Company is a firm of gunmakers currently located in the C-1 Zone at 1317 Spring Street. They are seeking to move to a larger facility.
  2. As described in the attached letter dated December 13, 1999, the land use involves retail, office, and incidental manufacturing / customizing of rifles.
  3. As described by Mr. Miller, they are interested in moving into the former Dauth Market building which is also in the C-1 Zone.
  4. Under Table 21.16.200 of the Zoning Code, "...specialized retail, artisans, manufacturing incidental to retail use, etc." are permitted in the C-1 Zone. A copy of the referenced Table is attached.

**Analysis  
and  
Conclusion:**

The question before City Council is whether or not the land use as described by Mr. Miller is within the Council's interpretation of the purpose and intent of the C-1 Zone.

As demonstrated by the lack of complaints regarding the current use at 1317 Spring Street, there would not appear to be a problem of incompatibility with neighboring land uses.

**Policy  
Reference:** Zoning Code

**Fiscal  
Impact:**

**None**

**Options:**

- a. That the City Council conclude that the land use as described by Mr. Geoff Miller in his letter dated December 13, 1999 would appear consistent with the purpose and intent of the C-1 Zone.
- b. That the City Council conclude that the land use as described by Mr. Geoff Miller in his letter dated December 13, 1999 would appear too intense to be located in a larger scale within the C-1 Zone, and that Mr. Miller is encouraged to locate a suitable facility in the C-3 or a more intensive Zone category.
- c. Amend, modify or reject the foregoing options.

h:\bob\60\cc\99\cc re Rigby 14 Dec 99



# John Rigby & Co. (Gunmakers), Inc.

1317 Spring Street Paso Robles, California 93446 Phone (805) 227-4236 Fax (805) 227-4723

December 13, 1999

Robert A. Lata, AICP  
Community Development Director  
City of El Paso de Robles  
1000 Spring Street  
Paso Robles, CA 93446

Dear Mr. Lata,

As you are aware, we purchased John Rigby & Co., a London based rifle maker that is world renowned and established in 1735. We have held warrants from the British Royal family since the 18<sup>th</sup> Century up to the present Queen. We are currently leasing retail/manufacturing C-1 space in the 1300 block of Spring Street in Paso Robles and have outgrown our current location. We are desirous of owning our own property in Paso Robles and have located an absolutely perfect location in the 500 block of 12<sup>th</sup> street we wish to purchase which is also zoned C-1 and relocate our business to this more suitable building.

Our business is primarily custom customer retail with incidental light (highly artistic) manufacturing.

Our business currently sells well over a million dollars of fine, high quality, custom rifles and shotguns. We generate approximately a third of a million in sales in California alone: our employees are highly paid and talented artisans recognized in the industry. The business is growing rapidly.

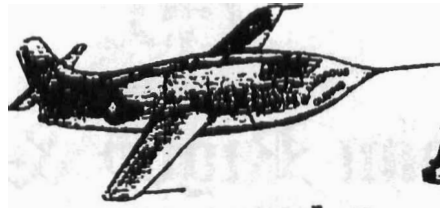
One of our employees, a Swiss National has entered this country on an OM-1 Visa, which is limited to exceptionally and uniquely talented artisans (see attached).

We would like to make an offer as soon as possible on this property (the former Dauths Market) and would appreciate any assistance the city could afford as to this end. Please let us know, as soon as possible, whether this purchase can move forward in a timely manner.

We are looking forward to continuing the Rigby legacy in the city of Paso Robles.

Sincerely,

Geoff Miller  
President



**YEAGER, INC.**  
P.O. Box 128  
Cedar Ridge, CA 95924  
(916) 273-8681

**Charles E. Yeager, President**

**February 16, 1998**

**To Whom It May Concern:**

**As a lifelong hunter and firearms enthusiast, I have come to meet Reto Buehler and admire his work.**

**His skills and abilities are truly "as good as it gets." He is an outstanding craftsman; one of the best I have ever seen and he would be a valuable if not irreplaceable addition to a manufacturer of top quality firearms.**

**I hope the Department of Immigration and Naturalization looks favorably on Reto's application to join John Rigby & Company, as double rifle craftsmen are impossible to find in the United States and John Rigby is the only manufacturer of this type of quality firearms in this country.**

**Sincerely,**

**Charles E. Yeager  
Brig. Gen., USAF, Ret.**

**CEY/cs**



**PETERSEN PUBLISHING COMPANY**  
6420 Wilshire Boulevard, Los Angeles, California 90048-5515 • (213) 782-2000

CHAIRMAN EMERITUS

February 9, 1998

To Whom It May Concern:

As Chairman Emeritus and Founder of Petersen Publishing Company, I have worked with the top fine firearms manufactures and workers in the world.

Our five magazines are among the most popular and widely read magazines dealing exclusively with firearms and hunting. They are "Guns & Ammo", "Petersen's Hunting", "Handguns", "Rifle Shooter", and "Shotguns".

John Rigby, one of the most prestigious gunmakers in the world making double rifles that are priced as high as \$100,000.00, has now found a home in the United States. They are seeking new talent.

Reto Buehler, a Swiss National, is seeking employment with John Rigby & Co., to work exclusively on double rifles for that company. Mr. Buehler is a gunmaker whose skills far exceed what one would expect from someone his age, and is fully capable of furthering Rigbys tradition of making superior firearms.

Artistic talent like Reto Buehler's is very hard to find today. Your consideration would be deeply appreciated.

Sincerely,

Robert E. Petersen

Col. Craig Boddington USMCR  
7624 Whispering Trails  
Paso Robles, CA 93446  
(805) 227 4917

February 12, 1998

To: Department of Immigration

Dear Sirs,

My name is Craig Boddington. I have been in the business of writing about sporting firearms for 25 years. This has been my full-time profession for the last 20 years, including 13 years as Editor of Petersen's HUNTING magazine. To date I have written, and had published, more than 1200 magazine articles and 10 books on sporting firearms and their uses. I currently have masthead titles on several sporting and firearms periodicals, including: Senior Field Editor, GUNS & AMMO; Senior Field Editor, Petersen's RIFLESHOOTER, Senior Field Editor, Petersen's HUNTING; New Products Editor, SAFARI Magazine; Field Editor, Vulcan Outdoor Group. Rifles and cartridges suitable for African hunting is one of my special areas of interest and expertise; I have hunted in Africa several dozen times, and I have significant experience with British and Continental firearms. Several of my books--SAFARI RIFLES, FROM MOUNT KENYA TO THE CAPE, WHERE LIONS ROAR--are considered definitive works on the subject.

In recent months the old-line British firm of John Rigby & Co., which has been in the gunmaking business in the British Isles since 1735, has been acquired by American interests, with manufacturing facilities relocated to Paso Robles, California. It has come to my attention that Mr. Reto Buehler, a citizen of Switzerland, has an opportunity to come to work for Rigby's. I have seen, and am in awe of, Mr. Buehler's work. He is an extraordinarily talented young man who, at a very early age, has already risen to the very top of the gunmaking profession. He has completed a formal course of study and four-year apprenticeship in gunmaking in his native Switzerland, but his talent, abilities, and value go far beyond mere training. Mr. Buehler is more than a fine craftsman; he is an artist in the making of fine guns--the kind of guns John Rigby & Co. has made for more than 250 years. Most importantly, he is one of very few men in the world today who can create from raw materials a fine double-barrelled rifle or shotgun. For a firm such as John Rigby & Co., this level of talent and expertise is as essential as it is unusual. I would consider it a tremendous boon to the "new" American firm of John Rigby & Co. (USA) to avail themselves of Mr. Buehler's exceptional and irreplaceable talent and skill.

Respectfully

  
Col. Craig Boddington USMCR



# Safari Club International

A NON-PROFIT ORGANIZATION • DEDICATED TO CONSERVING WILDLIFE AND PRESERVING HUNTING

February 7, 1998

To Whom It May Concern:

As the president of Safari Club International, the world's most prestigious hunting organization, I made the acquaintance of one Reto Buehler from Switzerland.

Mr. Buehler has the opportunity to work for the John Rigby Company based in Paso Robles, California. Mr. Buehler's expertise as a gunsmith would certainly be an asset to this company as he is definitely one of the best gunmakers in his field. In order to remain in the United States, he requires the approval of the Department of Immigration and Naturalization. I sincerely request that you extend that courtesy to this fine young gentleman and extraordinary gunmaker.

Best Regards,

Lance Norris

President, Safari Club International

LN:ssm



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11-7

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
<b>F. Retail Commercial</b>																			
1. Automobiles, motorcycles, recreational vehicles, trucks, boats, farm equipment:																			
a. Parts sales (indoors, without installation)	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	N		
b. Vehicle Sales (including auto service as accessory use):																			
(1) New and 25 percent or less used	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	N		
(2) More than 25% used	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	C	N		
2. Building Materials	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	C	N		
3. Cocktail Lounges & bars	N	N	N	N	N	N	N	N	C	C	C	C	C	C	N	C	N		
4. Florist	N	N	N	N	N	N	N	C	P	P	P	P	P	P	N	P	N		
5. Food & beverage sales (groceries, supermarkets, mini-marts, delis, liquor stores, bakeries, specialty food stores)	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N		
6. Fuel Dealers (propane, butane, fuel oil, gasoline, diesel fuel)	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	C	N		
7. Furniture, appliances, home furnishings	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N		
8. General merchandise (includes department stores, drug stores, discount stores, specialized retail, artisans, manufacturing incidental to retail use, etc.)	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N		
9. Mobile home sales	N	N	N	N	N	N	N	N	N	N	N	C	C	P	N	C	N		
10. Nurseries:																			
a. retail	N	N	N	N	N	N	N	C	P	P	P	P	P	P	P	P	N		
b. wholesale (not open to public)	P	P	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P		
11. Outdoor sales:																			
a. Peddlers	N	N	N	N	N	N	N	N	C	C	C	C	C	C	N	N	N		

