

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: CONDITIONAL USE PERMIT 09-003
825 RIVERSIDE AVE., UNIT 11 / APN: 009-157-015
APPLICANT – GOODWILL INDUSTRIES

DATE: APRIL 14, 2009

Needs: For the Planning Commission to consider a request submitted by Jim Burke on behalf of Goodwill Industries to establish a donation drop-off facility for secondhand merchandise within an existing building located at 825 Riverside Ave., Unit 11.

Facts:

1. The site's General Plan designation is Commercial Service with a Mixed Use overlay (CS-MU), and it is zoned Highway Commercial/Planned Development (C2-PD), which is consistent with the General Plan designation.
2. Table 21.16.200 of the Zoning Code requires approval of a Conditional Use Permit (CUP) to establish a donation drop-off for secondhand merchandise in the C-2 zoning district.
3. The facility would only allow for donations and would not have retail sales. Retail sales will still be provided at the current Goodwill store at 1020 Park St.
4. The Development Review Committee (DRC) reviewed the project at their March 16, 2009 meeting. The DRC was generally in favor of the CUP request with the only concern of how to discourage items being left out in the parking lot area after business hours. As described in the project description, the applicant explained that he is willing to install security cameras and better lighting if necessary to help decrease this behavior. The DRC concluded the meeting with the recommendation that the Planning Commission approve the CUP.

Analysis
and
Conclusion:

This donation facility is needed since Goodwill currently does not have a donation drop-off facility in Paso Robles. Zoning currently prohibits Goodwill from receiving donations at their downtown store on Park Street. Goodwill would take the items from the drop-off facility to their facility in San Luis Obispo. Once sorted, the merchandise is distributed to the various retail businesses throughout the county.

While zoned Highway Commercial (C-2), the site is located along a visible downtown corridor. As such, care needs to be taken to insure the use will not detract from the visual character of the community. Since merchandise will be received and stored inside of an existing building, no visual impacts should result while the facility is staffed. However should there be after-hour drop-offs, the area could take on a trashy appearance.

When the concern of drop-offs during non-business hours was raised at the DRC meeting, the applicant explained that Goodwill Industries would be willing to install exterior security cameras as well as increase the exterior lighting to help deter people from leaving items in the parking lot if it became a problem. However, if items are left in the parking lot during non-business hours, Goodwill Industries' staff arrives at the facility at 8:00 am seven days a week and would place the items in the facility. In addition, as described in the project description, Goodwill Industries can have the facility serviced daily by their transportation department if needed. Finally it may be advisable to add a project condition to allow for re-evaluation should problems occur. Additional screening or other operational conditions may be necessary.

Policy

Reference: Paso Robles General Plan and EIR, Paso Robles Zoning Ordinance, Economic Strategy and CEQA.

Fiscal

Impact: None.

Options: After opening the public hearing and taking public testimony, the Planning Commission is requested to take one of the actions listed below:

- a. Adopt the attached Resolution approving Conditional Use Permit 09-003; or
- b. Amend, modify, or reject the above-listed action.

Report prepared by: Mathew Fawcett, Assistant Planner

Attachments:

1. Applicant's Project Description
2. Vicinity Map / Site Plan
3. Resolution to Approve the Conditional Use Permit 09-003
4. Newspaper and Mail Notice Affidavits



Goodwill Industries OF
SANTA CRUZ, MONTEREY and SAN LUIS OBISPO COUNTIES, INC.
880 INDUSTRIAL WAY, SAN LUIS OBISPO, CA 93401
TELEPHONE: 805/544-0542 • FAX 805/544-0543
TOLL FREE 1/800/549-5920

March 6, 2009

City of El Paso de Robles
1000 Spring St.
Paso Robles, CA. 93446
Attn: Community Development Director

Paso Robles

MAR 11 2009

Planning Division

Dear Mr. Whisenand:

Goodwill Industries of Santa Cruz, Monterey and San Luis Obispo Counties, Inc. are requesting a Minor Conditional Use Permit for the property located at 825 Riverside Ave, Unit #11. The zoning for the site is manufacturing. Our intention is to purchase the industrial condominium to use as a collection site for donated goods from the Paso Robles community.

It has been over two years since we lost our site at the Walmart on Niblick road and although we have tried to find a new hosted site, we have been unsuccessful.

The UPN for the parcel is 009-157-015 and it has approximately 1200 square feet of ground floor space we will use to receive donations. The donations will be stored inside of the unit and would be limited to clothes, wares and small household items, generally less than 50 pounds. The donation center would be staffed by a paid employee of Goodwill Industries, 7 days a week and will be open from approximately 8:00 am to 5:00 pm daily. The donation center can be serviced by our transportation department daily, if needed. Our Paso Robles retail store receives new merchandise every day, so we are always in the area.

Goodwill is committed to being a good neighbor and community member; as such, we are sensitive to the need for a well kept business. Once we have taken ownership of the property it is our intention to install CCTV's inside and outside the unit to discourage the public from illegally dropping off donations outside of business hours. In addition we will post the appropriate signage referencing the municipal code. We will also look at the existing exterior lighting to see if it is sufficient, so as to deter unlawful drop-offs. If we find the lighting is not sufficient we will ad additional fixtures and/or motion sensors.

The site is appealing to us because of its close proximity to our retail store, convenience for donors and serviceability for our transportation department. Based on the previous donations at the Walmart center we anticipate approximately 25 donations per day, with Saturday and Sunday being the two busiest days.

**Attachment 1:
Project Description**

Thank you so much for your time and consideration; if there are any other questions or information required please do not hesitate to contact me at:

Office 544-0541, ext 13

Cell 471-5995

Email jburke@scgoodwill.org

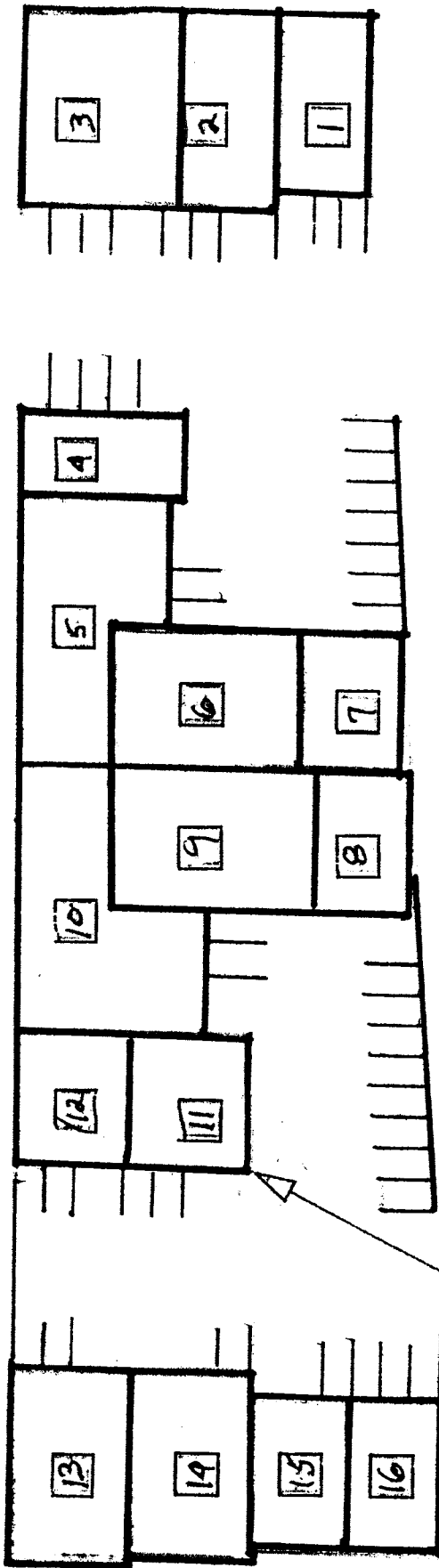
Sincerely,



Jim Burke

Director of Operations

Goodwill Industries, SLO Division



RIVERSIDE AVE

UNIT #11

Proposed purchase

Goodwill Industries

Alliance Industrial Plaza

825 Riverside Avenue Paso Robles, CA

Hwy 101 → North

RESOLUTION NO: _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING CONDITIONAL USE PERMIT 09-003
825 RIVERSIDE AVE., UNIT 11
APPLICANT: GOODWILL INDUSTRIES
APN: 009-157-015

WHEREAS, Section §21.16.200 of the City of El Paso de Robles' Zoning Code requires approval of a Conditional Use Permit to establish a donation drop-off for secondhand merchandise in the C-2 zoning district; and

WHEREAS, the applicant, Goodwill Industries, has proposed a Conditional Use Permit to establish a donation drop-off for secondhand merchandise located at 825 Riverside Ave., Unit 11; and

WHEREAS, the proposed use is compatible with the surrounding land uses and will not result in land use impacts on surrounding uses, nor will surrounding uses negatively impact the proposed donation drop-off facility; and

WHEREAS, a public hearing was conducted by the Planning Commission on April 14, 2009, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this Conditional Use Permit; and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15301 Existing Facilities, Class 1 of the State's Guidelines to Implement CEQA; and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions of approval listed below, the Planning Commission finds that the establishment, maintenance or operation of the requested bar will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the vicinity of the proposed use, or be injurious or detrimental to property and improvements in the area or to the general welfare of the City.

WHEREAS, the project is consistent with the adopted codes, policies, standards and plans of the City; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 09-003 subject to the following conditions:

1. This Conditional Use Permit (CUP) authorizes the use of donation drop-off for secondhand merchandise. All donations shall be stored indoors.
2. The floor plan shall be in substantial compliance with Exhibit A: Floor plan.

EXHIBIT	DESCRIPTION
A	Proposed Floor Plan

3. Any condition imposed by the Planning Commission in granting this Conditional Use Permit may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the granting of the original permit. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use under the Conditional Use Permit.
4. Prior to commencing the operation of the business, the applicants shall obtain Building Permits for any tenant improvements and comply with all required Building and Fire Codes related to the proposed change in use.
5. All business signage (including temporary signs) shall comply with the City Sign Ordinance. A sign permit shall be approved prior to installation of any business signs.

PASSED AND ADOPTED THIS 14th day of April 2009, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHARLES TREATCH, CHAIRMAN

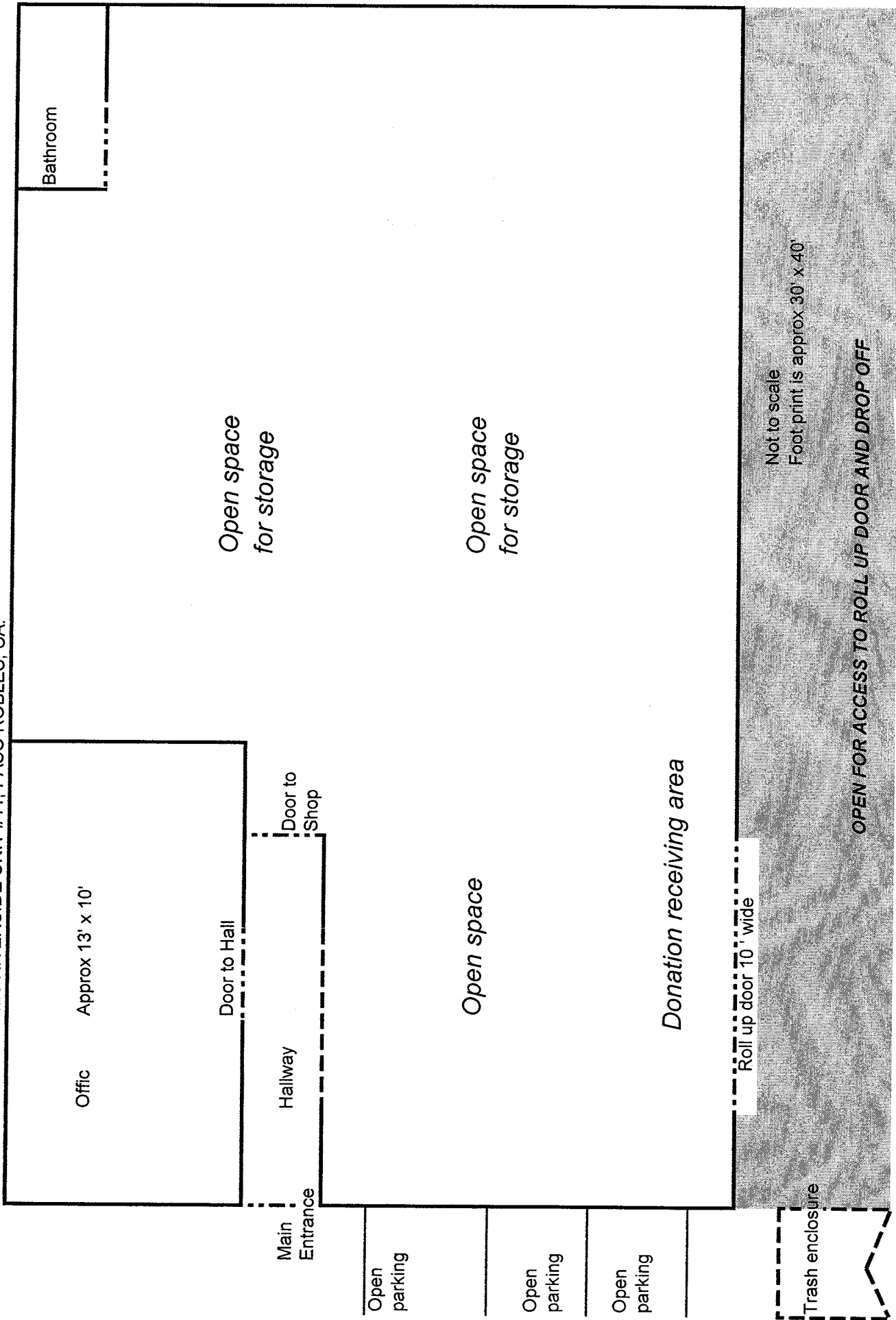
ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

GOODWILL INDUSTRIES

825 RIVERSIDE UNIT #11, PASO ROBLES, CA.

PROPOSED DONATION CENTER



**Exhibit A:
Floor Plan**

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

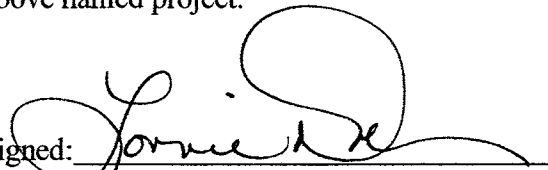
Newspaper: Tribune

Date of
Publication: March 31, 2009

Hearing
Date: April 14, 2009
(Planning Commission)

Project: Conditional Use Permit 09-003
(Goodwill Ind. drop-off 825 Riverside)

I, Lonnie Dolan, employee of the Community
Development Department, Planning Division, of the City
of El Paso de Robles, do hereby certify that this notice is
a true copy of a published legal newspaper notice for the
above named project.

Signed: 
Lonnie Dolan

forms/newsaffi.691

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider Conditional Use Permit 09-003, a request filed by Jim Burke, on behalf of Goodwill Industries, to establish a donation drop-off for second-hand merchandise located at 825 Riverside Ave. Unit #11.

This hearing will take place in the City Hall/Library Conference Room, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, April 14, 2009, at which time all interested parties may appear and be heard.

Comments on the proposed Conditional Use Permit may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the hearing.

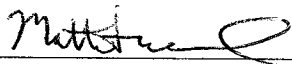
If you challenge the Conditional Use Permit application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Mathew Fawcett, Assistant Planner
March 31, 2009 8806928

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Mathew Fawcett, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Conditional Use Permit 09-003 (Goodwill Industries – 825 Riverside Ave, Unit: 11) on this 1st day of April 2009.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Mathew Fawcett

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