

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: CONDITIONAL USE PERMIT 11-010 (BOYS & GIRLS CLUB)
DATE: DECEMBER 13, 2011

Needs: For the Planning Commission to consider a request submitted by Boys & Girls Club of North San Luis Obispo County, to establish a donation drop-off and retail sales facility for secondhand merchandise within an existing building.

- Facts:
1. The facility would be located within the existing building located at 716 Paso Robles Street, Unit C. (see Attachment 1, Vicinity Map)
 2. The site's General Plan designation is Commercial Service (CS), and it is zoned Riverside Corridor (RC).
 3. Table 5.3-1 of the Uptown Town Centre Specific Plan requires approval of a Conditional Use Permit (CUP) to establish a donation drop-off for secondhand merchandise in the RC zoning district.
 4. The facility would allow for donations as well as retail sales. See Project Description, Attachment 2.
 5. Staff has included conditions similar to other thrift stores recently approved that would require the installation of security cameras, signage and lighting as necessary, to help deter after hours drop off of items.

Analysis
and

Conclusion: 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 create a negative appearance.

As described above, conditions of approval have been included in this CUP that requires the installation of exterior security cameras, signage, as well as increased exterior lighting (as needed) to help deter people from leaving items in the parking lot. However, if items are left in the parking lot during non-business hours, Boys & Girls Club staff arrives at the facility at 11:00 am Tuesday through Sunday and would place the items in the facility.

Policy

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

Fiscal

Impact: None.

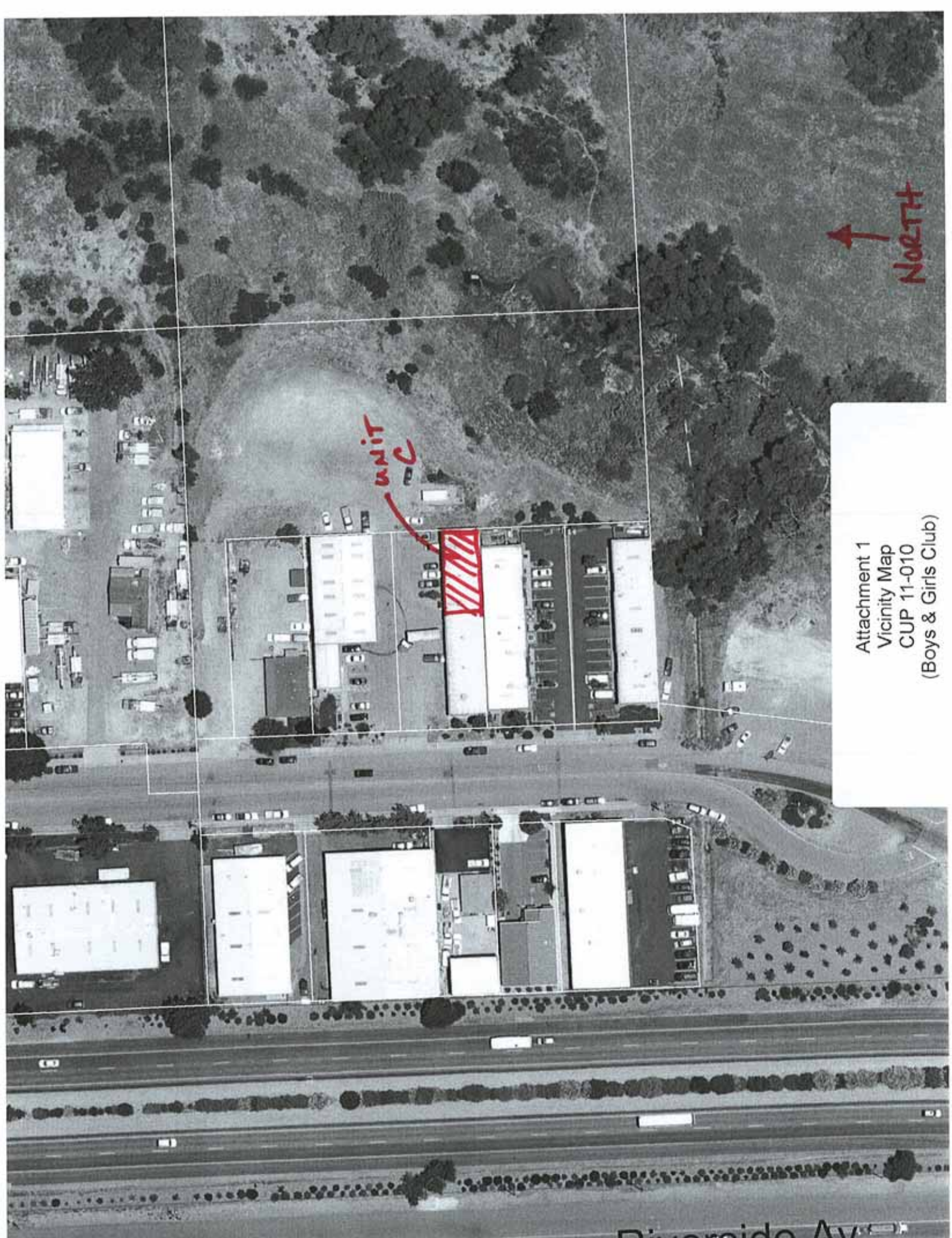
Options: After opening the public hearing and taking public testimony, the Planning Commission is requested to take one of the actions listed below:

- a. Adopt the attached Resolution approving Conditional Use Permit 11-010; or
- b. Amend, modify, or reject the above-listed action.

Report prepared by: Darren Nash, Associate Planner

Attachments:

1. Vicinity Map
2. Applicant's Project Description
3. Resolution to Approve the Conditional Use Permit 11-010
4. Newspaper and Mail Notice Affidavits



Attachment 1
Vicinity Map
CUP 11-010
(Boys & Girls Club)

Boys and Girls Club of North San Luis Obispo County

Thrift Store Proposal

Background

For more than 10 years, Amigos los Ninos have operated a thrift store in San Miguel to benefit the Boys and Girls Club (The Club). The Amigos recently decided to close the store and asked The Club to take it over. It has been a valuable source of income for The Club and one that can potentially grow significantly with a Paso Robles location and greater promotion. The Club is moving forward to open a thrift store in Paso Robles.

Planned Operation

We are planning to open the store as soon as the permitting process is completed. Our initial location is at 716 Paso Robles Street, Unit C. Our sub-lease begins on December 1, 2011. The space has a main entry door, as well as a roll-up door. It has 4 parking spaces in front, with additional parking available on the street. Our hours of operation for both retail sales, as well as drop off of donated items, will be from 11 to 5, Tuesday through Sunday. The store will have a paid manager, with all other staffing provided by volunteers. We have existing inventory and store fixtures from the San Miguel location. In addition, The Club's strong network of friends will be a strong source of ongoing donations for the new store. We are fortunate to have a strong relationship with Paso Robles Waste to assist us in quickly disposing of unwanted items and keeping the donation process under control.

Our longer term plan is to use this space for donation drop-off and sorting and to have a separate retail outlet in a more prominent part of town, similar to the model used by Goodwill.

For additional information, please contact Lauren Cross at 712.5497 or Kate Morgans at 226-5620.

Attachment 2
Project Description
CUP 11-010
(Boys & Girls Club)

RESOLUTION NO: _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING CONDITIONAL USE PERMIT 11-010
716 PASO ROBLES STREET, UNIT C
APPLICANT: BOYS & GIRLS CLUB
APN: 009-213-008

WHEREAS, Table 5.3-1 of the Uptown Town Center Specific Plan, of the City of El Paso de Robles requires approval of a Conditional Use Permit to establish a secondhand merchandise store with donation drop-off in the RC zoning district; and

WHEREAS, the applicant, Boys & Girls Club of North San Luis Obispo County, has proposed a Conditional Use Permit to establish a secondhand merchandise store with donation drop-off at the existing building located at 716 Paso Robles Street, Unit C; 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 December 13, 2011, 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 store 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 11-010 subject to the following conditions:

1. This Conditional Use Permit (CUP) authorizes the establishment of a secondhand merchandise store with donation drop-off. All donations shall be stored indoors.

2. 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.
3. Prior to commencing the operation of the business, the applicants shall install a security camera(s) along with signage that would deter people from dropping off donations outside of the store after business hours. The Planning Department will need to review the camera and signage plan prior to installation.
4. Building Permits for any tenant improvements (if necessary) shall be obtained prior to the issuance of a Business License.
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 13th day of December 2011, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

STEVE GREGORY, CHAIRMAN

ATTEST:

ED GALLAGHER, PLANNING COMMISSION SECRETARY

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

Newspaper: Tribune

Date of
Publication: December 1, 2011

Hearing
Date: December 13, 2011
(Planning Commission)

Project: Conditional Use Permit 11-010 (Boys & Girls Club)

I, Theresa Variano, 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: 
Theresa Variano

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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 11-010, a request filed by Laura Cross, on behalf of the Boys & Girls Club to establish a thrift store with donation drop off within the existing building located at 716 Paso Robles Street, Unit C. APN: 009-213-008.

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, December 13, 2011, at which time all interested parties may appear and be heard.

Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at planning@prcity.com. Comments on the proposed Conditional Use Permit may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearing.

This application is Categorically Exempt from environmental review per Section 15301 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

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.

Darren Nash, Associate Planner
December 1, 2011 6687619

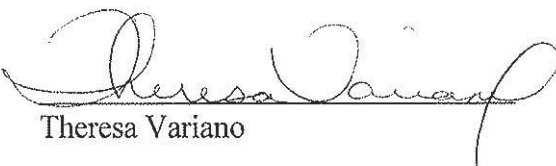
AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Theresa Variano, 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

11- 010 (Boys & Girls Club of North San Luis Obispo) on this 28th day of November, 2011.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Theresa Variano

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