

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: MISCELLANEOUS 13-003 – PLANNING COMMISSION INTERPRETATION
APPLICANT: RICK RUNNELS
DATE: JANUARY 14, 2014

Needs: Request by Rick Runnels for the Planning Commission to make an interpretation that personal and business support uses can be allowed for his multi-tenant building located at 1740 Spring Street (APN: 008-285-001).

Facts:

1. The existing multi-tenant commercial building was constructed when the property was zoned C-2. That zoning would have allowed tenants to include retail, personal services (e.g. beauty, salons, printing etc.), and restaurants.
2. With the adoption of the Uptown Town Center Specific Plan in 2011, the property was rezoned to T3-F, which allows for residential uses, with the flexibility to allow for non-residential uses, such as professional/medical office, restaurants and banks, but does not allow commercial retail and personal service uses (see Table 5.3-1, attachment 1).
3. Recently, a proposed tenant for Mr. Runnels' building requested a business license for a beauty salon and City Staff was not able to approve the request based on business and support uses not being permitted in the T3-F zone.
4. Mr. Runnels indicated that retail commercial uses have been continually located with the building based on the previous C2 zoning designation.
5. It does not appear that there are any other multi-tenant commercial buildings within the T3-F zone that have the same situation as this building.

Analysis and Conclusion:

Since Mr. Runnels' building was originally designed as a multi-tenant commercial building that has had a variety of retail, personal services, and office uses in the past, it seems reasonable for the Commission to interpret that personal and business support services be considered "grandfathered in" for this building.

Policy

Reference: Uptown Town Centre Specific Plan.

Fiscal Impact: None.

Options: Planning Commission is requested to consider the following options:

- a. By voice vote, allow the uses listed within the Personal and Business Support Services section, and Retail Sales section listed in Table 5.3-1 of the Uptown Town Center Specific Plan, for the existing commercial building located at 1740 Spring Street, based on the building originally built as a multi-tenant commercial building that has had a variety of retail commercial and office related uses in the past.
- b. Amend, modify, or reject the foregoing option.

Attachments:

1. Table 5.3-1 (Page 5-11)

City of P.O. Robles
Uptown/Town Centre Specific Plan

Land Use Type	PERMIT REQUIRED BY ZONE											Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS			
Offices for physicians, dentists, chiropractors, psychiatrists, including emergency/urgent care centers including outpatient services	-	P	-	P	P	p*	P	P	-	-	-	* Use allowed only on an upper floor, or behind a ground floor street-fronting use.
Outdoor sales: parking lot sales and other promotional events where only on-site business are participating (7 days or less)	-	-	-	-	P	P	P	P	-	-	-	
Outdoor sales: Parking lot sales and other promotional events where only on-site businesses are participating (if longer than 7 days)	-	-	-	-	TUP	TUP	TUP	TUP	-	-	-	
Parking facility, public or commercial	-	-	-	-	-	CUP	CUP	CUP	-	-	-	
Personal and business support services: barber/beauty shops, nails & tanning salons, massage; laundries and dry cleaning (no on-site plants); laundromats, locksmiths; parcel services; printing, publishing, blueprinting, duplicating; tailor/dressmakers, alterations, shoe repair; etc.	-	-	-	-	P	P	P	P	-	-	-	
Pet stores	-	-	-	-	-	-	P	P	-	-	-	
Produce stand, winery, etc.; does not include Certified Farmers Markets)	-	-	-	CUP*	-	-	-	P	-	-	-	* On Spring Street Corridor only
Produce: Certified Farmers Markets	-	-	-	-	-	CUP	CUP	CUP	-	-	-	
Restaurants: sit-down and walk-up only	-	p*	-	P	P	P	P	P	-	-	-	* On Spring Street Corridor only
Restaurants: drive-through	-	-	-	-	-	-	CUP*	CUP	-	-	-	* Only between 23 rd & 26 th Streets
Retail Sales: clothing; beverage, drug stores; furniture, appliances, home furnishings specialized retail; antiques; artisans (does not include second-hand/ thrift stores)	-	-	-	P	P	P	P	P	-	-	-	