

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CONDITIONAL USE PERMIT 15-021 (BOY SCOUTS)  
NEW 2,736 SF MEETING FACILITY – 2247 OAK STREET

DATE: NOVEMBER 10, 2015

Needs: For the Planning Commission to consider an application filed by Nick Gilman on behalf of the Boy Scouts, requesting to amend CUP 64-002 to remove the existing 1,000 square foot meeting facilities building and replace it with a new 2,736 square foot meeting facilities building. (APN: 008-162-005)

- Facts:
1. The project is located at 2247 Oak Street, which is in the T4-N zoning district, see attached Vicinity Map (Attachment 1).
  2. Table 5.3-1 of the Uptown Town Centre Specific Plan requires a Conditional Use Permit (CUP) for private meeting facilities in the T3-N zone.
  3. The 15,000 square foot site has historically and been used as a Scout Hall since 1964, when the original CUP was established (CUP 64-002). There are two buildings that currently exist on the site. One is the 1,029 square foot "Scout House" which will remain, and the other is the 1,000 square foot "Scout Hall", which is the building proposed to be replaced.
  4. The new building would be 2,736 square feet, where 1,598 square feet would be for meeting area, a 576 square foot storage room, and a 500 square foot restroom area.
  5. The Development Review Committee (DRC) reviewed the proposal at their meeting on October 19, 2015. The Committee recommended approval of the CUP.
  6. This application is categorically exempt from environmental review per Section 15301 (existing building) of the State's Guidelines to Implement CEQA.

Analysis  
and

Conclusion: The new meeting facility would be a much needed upgrade for the Scouts and also provide for additional storage area, updated rest rooms and on-site accessible parking. With the new 2,736 square foot building, when taking in consideration the new storage area and restrooms, approximately 1,600 square feet would be for meeting area, which is only a 600 square foot increase from the existing 1,000 square foot Scout Hall. Therefore, it is not anticipated that the new building will increase the intensity of the scout facility.

The upgrade of the Scout facility would allow for many more years of use of the site, and seem to remain a good fit for the neighborhood.

Policy

Reference: CEQA, The City of Paso Robles Zoning Code

Fiscal

Impact: None identified at this time.

Options: After consideration of any public testimony, the Planning Commission should consider the following options:

- a). Adopt the attached resolution approving the proposed Conditional Use Permit 15-021, subject to standard and site specific conditions of approval;
- b). Amend, modify or reject the above noted options.

Attachments:

1. Vicinity map
2. Site Plan
3. Floor Plan / Elevations
4. Resolution Approving CUP 15-021
5. Newspaper notice and mail affidavits



23rd St

Spring St

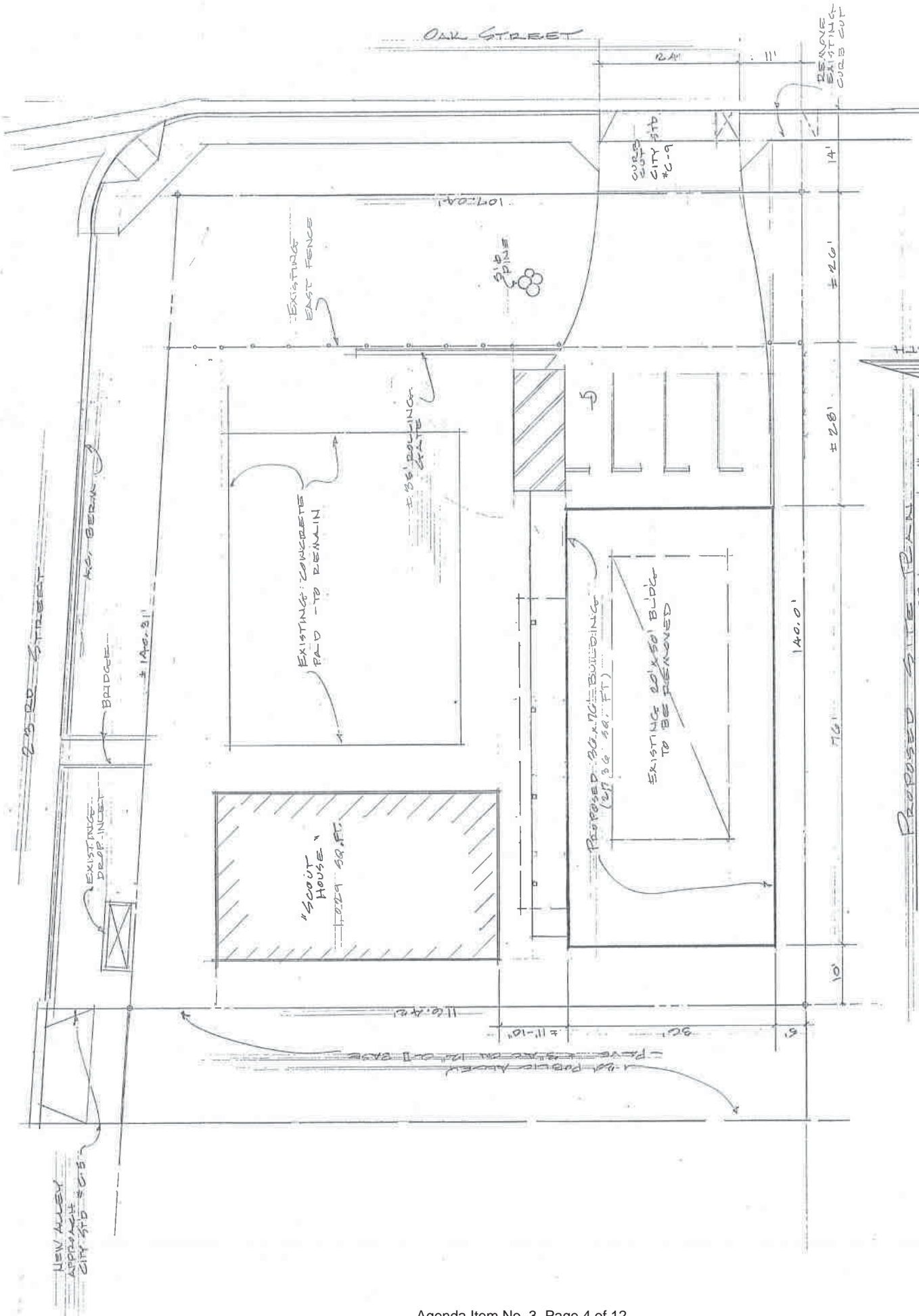
Oak St

SITE

23rd St

Attachment 1  
Vicinity Maps  
CUP 15-021  
2247 Oak St  
(Boy Scouts)

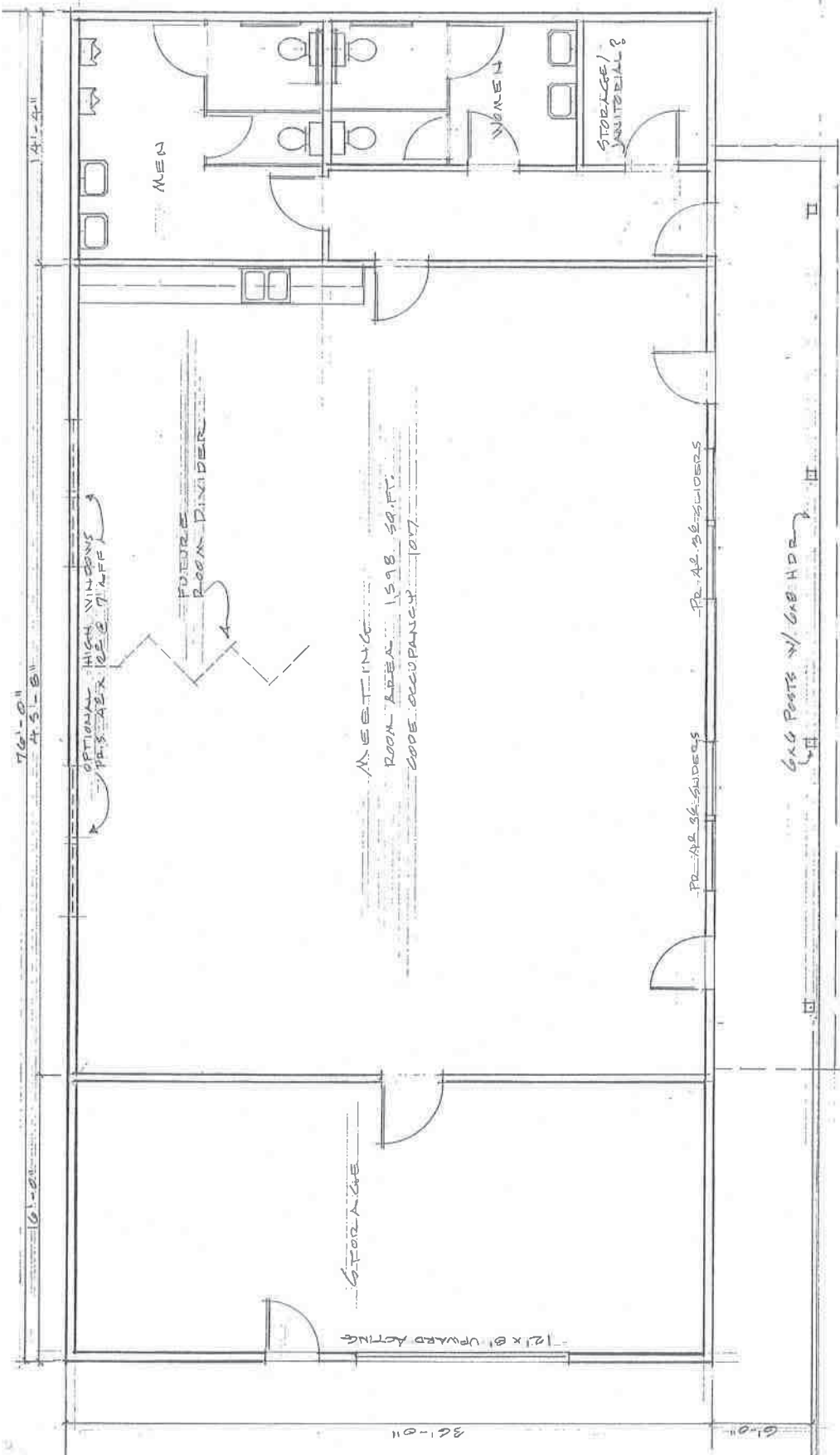




PROPOSED SITE PLAN  
 SOUTH WEST CORNER 23RD & OAK ST'S 11" = 10'  
 A.P.N.: 008-162-05

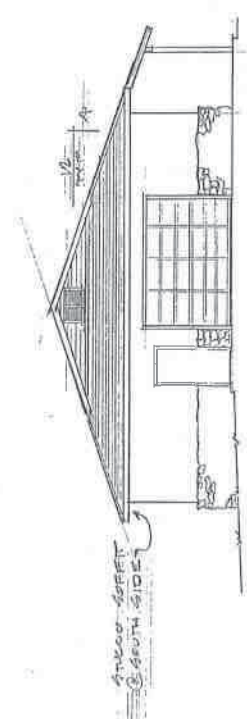
NICK GILMAN, ARCHITECT  
 945 12TH STREET E. PASO ROBLES, CA. 93446  
 805/258-2432 FAX 258-4813

Attachment 2  
 Site Plan  
 CUP 15-021  
 2247 Oak Street  
 (Boy Scouts)



PRELIMINARY FLOOR PLAN 14'-0"

100% COMP SHINGLES ON S/E THREATING  
 100% COMP SHINGLES ON S/W THREATING  
 100% COMP SHINGLES ON N/E THREATING  
 100% COMP SHINGLES ON N/W THREATING  
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**Attachment 3**  
 Floor Plan / Elevations  
 CUP 15-021  
 2247 Oak Street  
 (Boy Scouts)

RESOLUTION NO: \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE CONDITIONAL USE PERMIT 15-021  
(BOY SCOUTS)  
APN: 008-162-005

WHEREAS, Table 5.3-1 of the Uptown Town Center Specific Plan (Specific Plan) of the City of El Paso de Robles requires approval of a Conditional Use Permit for private meeting facilities in the T3-N zoning district; and

WHEREAS, the applicant, Nick Gilman on behalf of the Boy Scouts has filed a Conditional Use Permit (CUP) application requesting to amend CUP 64-002 to remove the existing 1,000 square foot meeting facilities building and replace it with a new 2,736 square foot meeting facilities building; and

WHEREAS, the Boy Scout facility is located at 2247 Oak Street; and

WHEREAS, a public hearing was conducted by the Planning Commission on November 10, 2015, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this conditional use permit request; and

WHEREAS, based upon the facts and analysis presented in the staff report and public testimony received and subject to the conditions of approval listed below, the Planning Commission finds that the establishment, maintenance and operation for the requested use and building would be consistent with the General Plan and not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 15-021 subject to the following conditions:

1. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site Plan
B	Floor Plan / Elevations
C	Colors / Materials

2. This Conditional Use Permit (CUP) authorizes the removal of the existing 1,000 square foot meeting facilities building and replacing it with a new 2,736 square foot meeting facilities building located at 2247 Oak Street.
3. This project approval shall expire on November 10, 2017, unless the project use has not been executed, or unless a time extension request is filed with the Community Development Department prior to expiration.

4. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Conditional Use Permit process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
5. Any site specific condition imposed by the Planning Commission in approving this project 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 approval of this project. 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 for this approval.

PASSED AND ADOPTED THIS 10<sup>th</sup> day of November, 2015 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

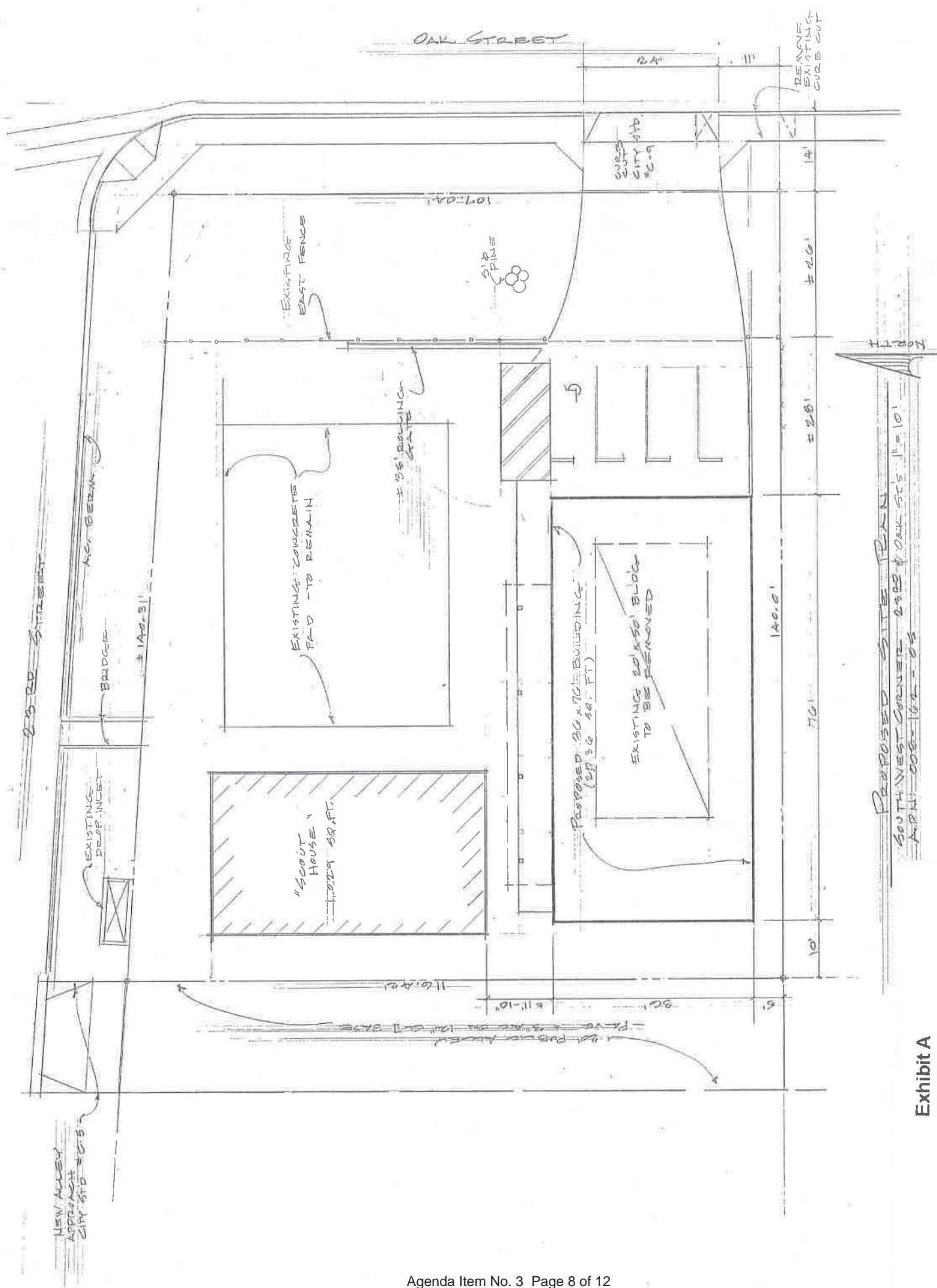
ABSTAIN:

\_\_\_\_\_  
VINCE VANDERLIP, CHAIRMAN

ATTEST:

\_\_\_\_\_  
WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION



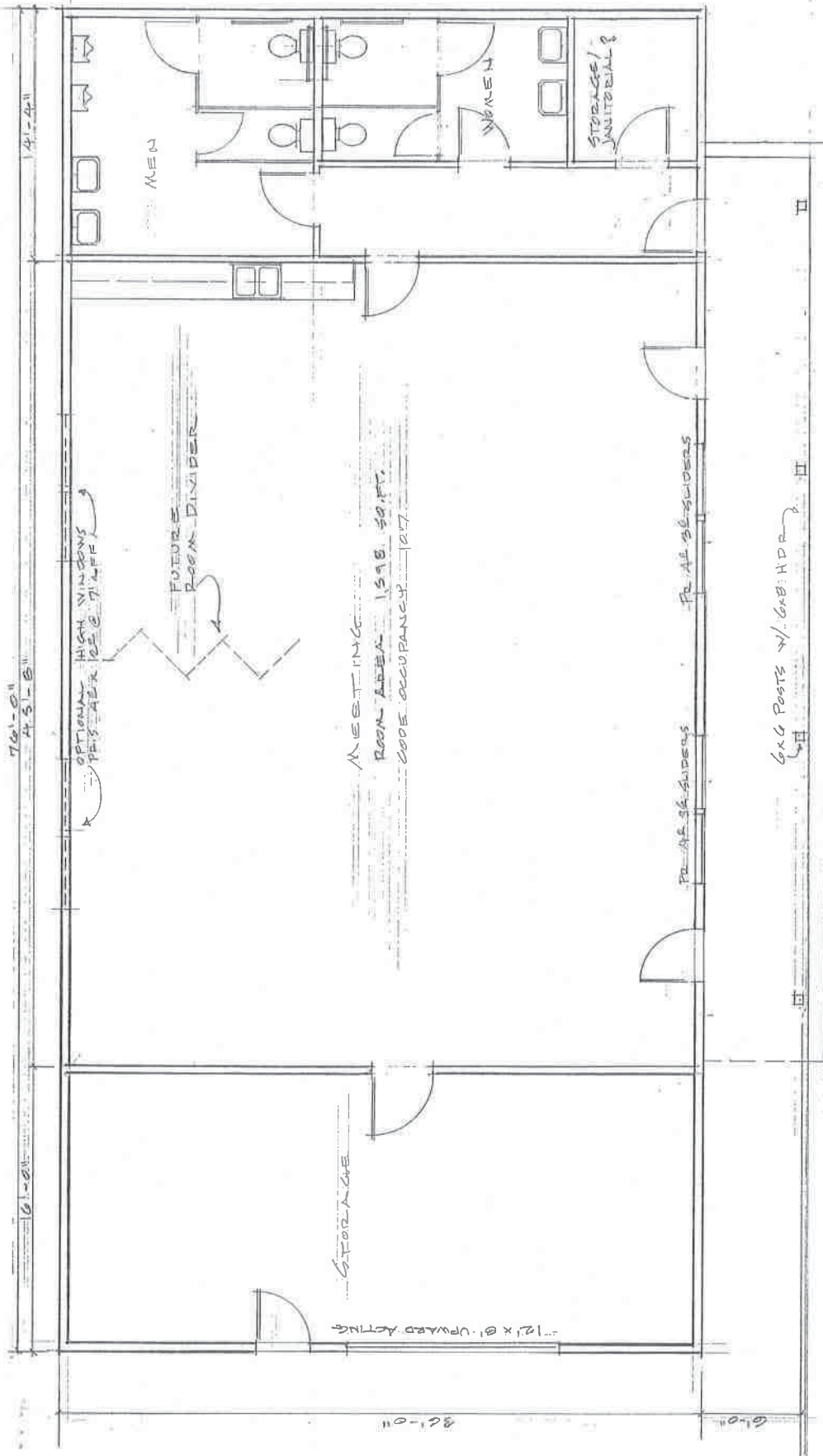


PROPOSED SITE PLAN  
 SOUTH WEST CORNER 23RD & OAK ST'S. 11' = 10'  
 APN: 008-162-08

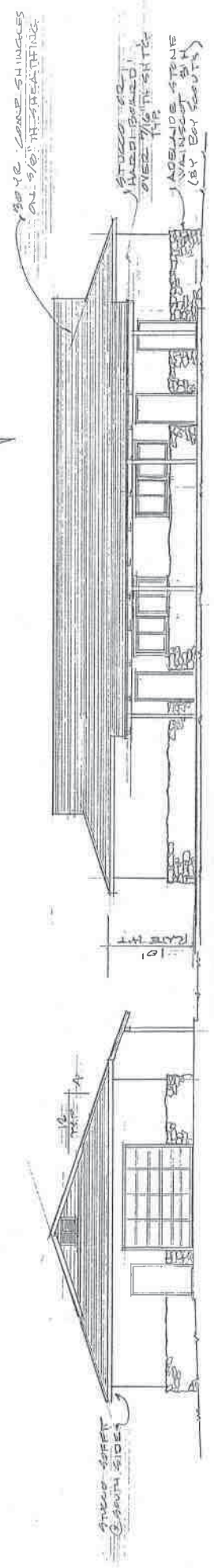
HICK GILMAN, ARCHITECT  
 945 12TH ST, STE. 100, PASO ROBLES, CA. 93226  
 805/238-8432 FAX 238-4815

**Exhibit A**  
 Site Plan  
 CUP 15-021  
 2247 Oak Street  
 (Boy Scouts)





PRELIMINARY FLOOR PLAN 1/4" = 1'-0"



**Exhibit B**  
 Floor Plan / Elevations  
 CUP 15-021  
 2247 Oak Street  
 (Boy Scouts)

PROPOSED COLOR SCHEDULE

PR. AP. 3/4 SLIDERS

ROOF:  
OWENS CORNING "OAK"

6x6

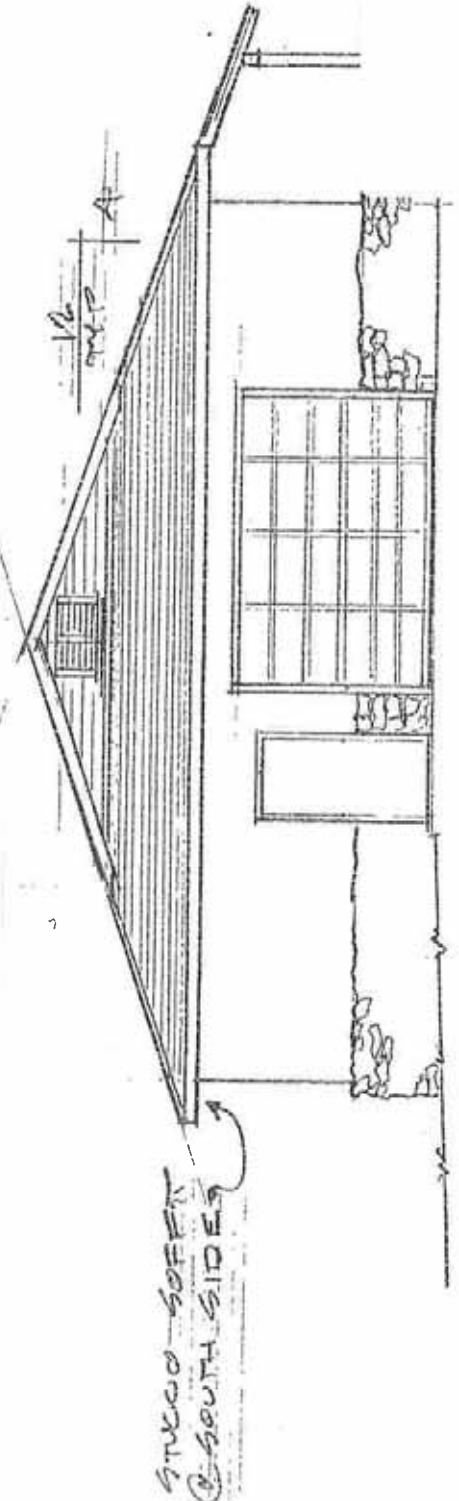


WALLS:  
STICO - OMEGA  
"BIRD WHITE"  
- OR HARDIBOARD PAINT  
TO SAME COLOR



POSTS, BEAMS & TRIM  
PAINT: SW "PALE FACE"

E15



EAST ELEVATION  
1/8" = 1'-0"

Exhibit C  
Colors / Materials  
CUP 15-021  
2247 Oak Street  
(Boy Scouts)

**AFFIDAVIT**  
**OF MAIL NOTICES**  
**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Monica C Hollenbeck, 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 CUP 15-021 on this 29th day of October, 2015.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: Monica C Hollenbeck  
Monica C Hollenbeck

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION  
PROJECT NOTICING

Newspaper: The Tribune

Date of Publication: 10/30/15

Meeting Date: 11/10/14  
Planning Commission

Project: Conditional Use Permit 15-021(Boy Scouts) New 2,736 SF Meeting Facility – 2247 Oak Street

I, Monica C Hollenbeck, employee of the Community Development Department, Engineering 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: Monica C Hollenbeck  
Monica C Hollenbeck

CITY OF EL PASO DE ROBLES

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 on Tuesday, November 10, 2015 at 6:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider the following:

An application filed by Nick Gilman on behalf of the Boy Scouts, for a Conditional Use Permit (CUP 15-021) requesting amendment to CUP 64-002 to remove the existing 1,000 square foot meeting facilities building and replace with a new 2,736 square foot meeting facilities building, at 2247 Oak Street. (APN 008-162-005).

The application and staff report may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970 or by email at dnash@prcity.com.

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 project 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  
October 30, 2015

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