

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CONDITIONAL USE PERMIT 15-019 INDOOR SPORTS USE (BILLIARDS CLUB) - CRIMSON CUE, SKUPIEN
1319 SPRING STREET (APN: 009-037-010)

DATE: NOVEMBER 10, 2015

Needs: For the Planning Commission to consider a request filed by Erik Skupien, to establish an indoor sports use for a billiards club on the second floor within the existing building located at 1319 Spring Street.

- Facts:
1. The billiards club would be located within the second floor of the existing building, above Bridge Sportsman's Center, at 1319 Spring Street, See Attachment 1, Vicinity Map.
 2. The building is located in the TC-2 (Town Center) zoning district and has a Community Commercial (CC) General Plan Land Use designation.
 3. Table 5.3-1, Permitted Land Uses and Permit Requirements, of the Uptown/Town Center Specific Plan (UTSP) allows Indoor Sports land uses in the TC-2 zone, with the approval of a Conditional Use Permit (CUP).
 4. The Crimson Cue business would be a billiards hall that would provide pre-packaged food, and would sell beer. Mr. Skupien proposes that the billiards club be open for business until 12:00am Sunday through Thursday, and until 2:00am on Friday and Saturday.
 5. No nightclub activities (amplified music, live bands and dancing) are proposed with this CUP. There would be a house music system.
 6. There are three (3) parking spaces in at the back of the building, off of the alley. Since there is no increase of square footage proposed with this conditional use permit request, no additional parking is required.
 7. The Development Review Committee (DRC) reviewed this project at their meeting on October 12, 2015. The DRC was in favor of the project and recommended that the Planning Commission approve the CUP request, after discussion by the full Commission.
 8. This application is Categorically Exempt (Class 32) from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Analysis
and

Conclusions: The main topic of discussion by the DRC was parking. It was indicated that since the Crimson Cue would be mainly operating after business hours, the streets in close proximity to the building would be available for parking. Staff indicated that unless the Commission requires parking spaces as a result of the proposed use, no additional parking is required.

The project has been reviewed by the Police Department. Since the venue would have night time activities and serve alcohol, video surveillance will be required. The Department is recommending a review of the CUP after 6 months to verify the conditions of approval are being followed.

The Planning Commission will need to review this CUP request to determine if the proposed use is compatible in the TC-1 zone. If it is determined that the use would be compatible, subject to the conditions of approval for the project, Planning Staff recommends that the use be reviewed by the Development Review Committee (DRC) after 6 months of operation, to determine if the conditions of approval are adequate or if the conditions need to be modified or added. If it is determined that conditions need to be added or modified, the CUP will need to be amended by the Planning Commission at a public hearing.

Besides the addition of exterior signs, there is no proposal to change any of the exterior building materials or colors with this CUP request. Future signs will be required to be reviewed and approved by the DRC.

Policy

Reference: City of Paso Robles Zoning Code and Land Use Element of the General Plan, Economic Strategy.

Fiscal

Impact: None

Options:

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

- a. Adopt the attached resolution granting approval of Conditional Use Permit 15-019, subject to standard and site specific conditions of approval.
- b. Amend, modify or alter the above noted options.

Attachments:

1. Vicinity Map
2. Project Description
3. Floor Plan
4. Resolution Approving CUP 15-019
5. Newspaper notice and mail affidavits



13th St

Attachment 1

Vicinity Map

CUP 15-019

(Crimson Cue)

SITE

PURPOSED PLAN

Prepared By Erik M Skupien Owner

CRIMSON CUE

BILLIARD CLUB INC., PASO ROBLES, CA

530-848-9395

eskupienthecue@gmail.com

RECEIVED
SEP 25 2015
City of Paso Robles
Community Development Dept.

The Crimson Billiard Club, Inc.

3.0 Mission

The Cue's mission is to be the location of their customers' social life. That means making customers feel welcomed, relaxed and ready to have fun the minute they walk through the doors. When friends think of getting together, their first thought should be "Let's meet me at The Cue!"

3.1 New Employment

The Crimson Cue: · will be Providing (9) (12) new job positions for The City of El Paso de Robles, not only jobs for our community also a fun and meaningful place to work so they come to work motivated to do their best ·. Be an exemplary member of the Paso Robles business community



The Crimson Cue Billiard Club, Inc.

4.0 Tax Revenue

This segment is sized at 80,000 plus residents in the north side of San Luis Obispo County To further support this estimation, there is all branches of our find military folks, either stationed at Camp Roberts and Fort Hunter Liggett or training. Not only our Armed Forces we also have military personal from countries abroad, (10,000 Military personal on average.)

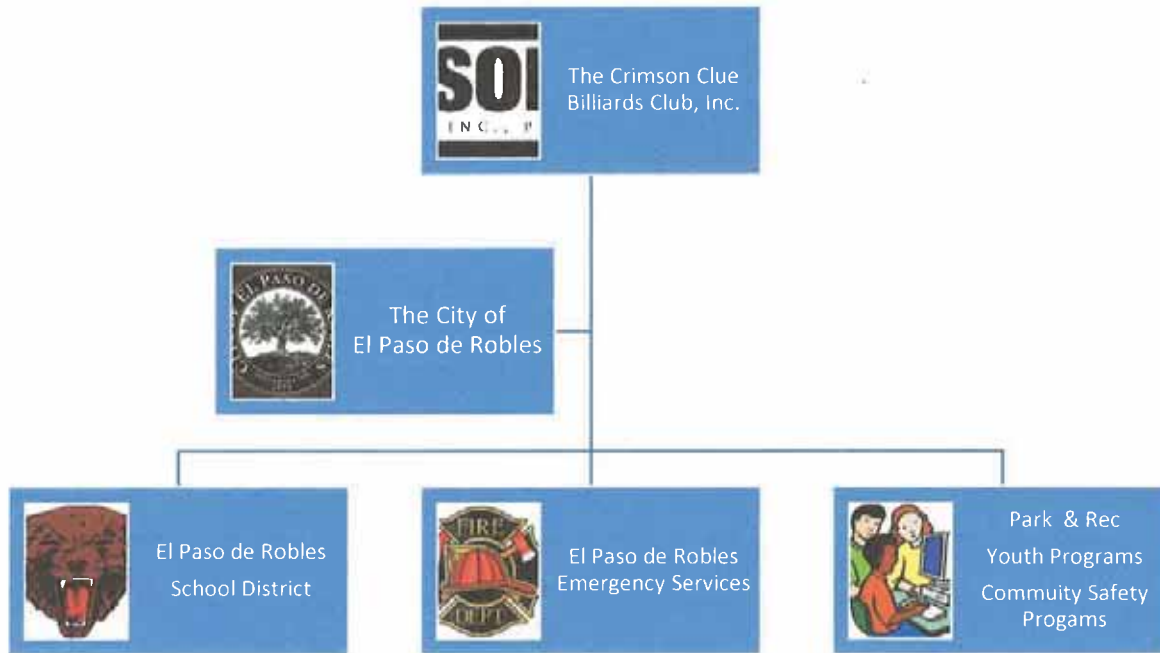
Also we have Cuesta College and students going to Cal Poly living in North San Luis Obispo County where it's cheaper to live. Estimates are not including the wine tourism coming to visit our area and out of town workers.

The Pool tables will be rented to players on a per hour basis. We will have an array of everyone's favorite beers on tap as well as soda's, coffee, and water. The Cue will be offering munchies such as hotdogs, popcorn, nachos, and catered deli sandwiches.

The bar and food sales will be primarily supported by the players, however The Cue will attract food and beverage patrons who will come for the relaxing and stimulating atmosphere. While bringing tax dollars to our city.

The City El Paso de Robles Tax Revenue

Bringing in more where it counts



The Crimson Cue Billiard Club, Inc.

4.1 Charities

The Cue will build relationships with schools, charities and corporations as part of its community support program. By hosting charitable pool tournaments and events to earn money for special programs needed for a better life for someone in our city.

4.2 Adult/youth and Crime

The City of El Paso de Robles will see a decrease in adult/youth crime when there is a place for them to go. Less crime means safer communities, lower insurance cost, less city tax dollars being spent on fighting crime.



5.0 Our “ONE BIG “neighborhood, family entertainment hangout

Estimated 80% of the population of Northern San Luis Obispo County can get to The Cue within 15 minutes or less. This makes The Crimson Cue more than just a neighborhood it’s a Big one!

6.0 What to expect

When you walk into The Cue, you’ll feel the excitement. Soft lighting, comfortable leather sofas, and high definition monitors inset into the walls provide a fun, friendly and energized venue for playing or just enjoying a drink with friends.

The Crimson Cue knows what it takes to build an upscale billiards room. The Crimson Cue brand is. Fun, friendly, lots of excitement, good times with friends and colleagues, Clear vision for The City of El de Robles and its market need.

6.1 What not to expect

This is a Billiard & Sports Club, we won’t be hosting raves or loud music or bands and DJ’s. I know we all love good music specially our home town bands.

Here at the Crimson Cue we would like to have a nice relaxing not loud to enjoy having a conversation without having to talk over loud music. I would like to encourage people to go see our local bands here in town then after come back and enjoy being at The Crimson Cue

I am providing a place where good folks and their families can be together having fun, also where friends can hang out and play game of pool, watch Monday night football and on weekends Collage and the NFL and during the week all major sport channels will be tuned to all sports alike.

7.0 The Crimson Cue Store

The Crimson Cue will be offering for purchase a line of premium The Crimson Cue apparel including polo shirts, tee shirts, sweat shirts and caps will be designed and produced in short runs to reduce inventory costs. These can be sold or given away to further expose The Cue name. Also we will be offering for purchase assorted popular pool cues and equipment.

Thank You

Erik M Skupien, Owner

The Crimson Cue Billiard Club, Inc.



John A. Kudla
 Civil Engineering &
 Surveying
 1155 E. 9th St.
 Pasadena, CA 91106
 (818) 793-1151

CRIMSON CUE
 1319 SPRING STREET
 PASO ROBLES, CA 93446



PLAN PREPARED FOR:

NO.	REVISION	LOG	DATE

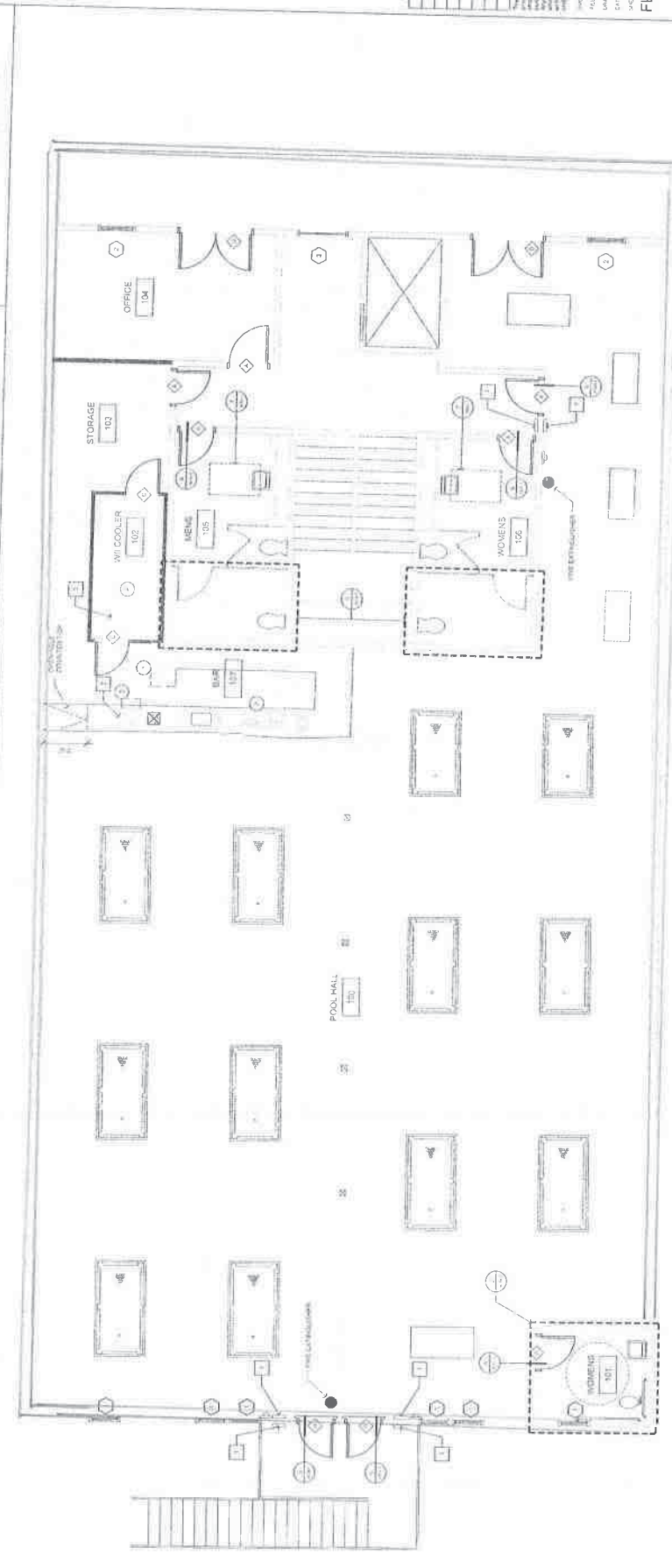
These drawings are the property of the engineer and shall remain his/her property. No part of these drawings shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the engineer.

PROJECT NO.: 15-019
 DRAWING NO.: FLOOR PLAN
 SHEET TITLE: FLOOR PLAN
 DATE: 10/15/15

FLOOR PLAN

A-2.1

EQUIPMENT		PLUMBING		ELECTRICAL		NOTES	
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
1	...	1	...	1	...	1	CONSTRUCTION PERMITS WILL BE OBTAINED BY THE ARCHITECT.
2	...	2	...	2	...	2	ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL, ELECTRICAL, AND PLUMBING CODES.
3	...	3	...	3	...	3	THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4	...	4	...	4	...	4	ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5	...	5	...	5	...	5	THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES.
6	...	6	...	6	...	6	ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL.
7	...	7	...	7	...	7	THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURE.
8	...	8	...	8	...	8	ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
9	...	9	...	9	...	9	THE CONTRACTOR SHALL MAINTAIN CLEAR ACCESS TO ALL EXITS AT ALL TIMES.
10	...	10	...	10	...	10	ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.



FLOOR PLAN



Attachment 3
 Floor Plan
 CUP 15-019
 1319 Spring Street
 (Crimson Cue)

RESOLUTION NO: _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING CONDITIONAL USE PERMIT 15-019
1319 SPRING STREET, SECOND FLOOR
APPLICANT: CRIMSON CUE- SKUPIEN
APN: 009-037-010

WHEREAS, Erik Skupien on behalf of the Crimson Cue, has requested the approval of a Conditional Use Permit to establish a billiards club within second floor of the existing building located at 1319 Spring Street; and

WHEREAS, Table 5.3-1, Permitted Land Uses and Permit Requirements, of the Uptown/ Town Center Specific Plan (UTCSP) allow Indoor Sports uses with the approval of a Conditional Use Permit (CUP); 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; 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 billiards club 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 15-019 subject to the following conditions:

1. This Conditional Use Permit (CUP) authorizes the establishment of a billiards club (Indoor Sports use) on the second floor of the building at 1319 Spring Street.
2. Night club type entertainment, such as but not limited to live bands, amplified music and dancing are prohibited with this CUP.
3. The project shall substantially conform to Attachment A, Floor Plan.
4. Interior and exterior surveillance cameras shall be in place to record activities in areas open to the public and patrons. The recorded activities shall be saved for seven (7) days and available to the Police Department for investigations related to criminal activity. The location and number of cameras shall be mutually agreed upon by the both the Police Department and business owner.
5. The rear access doors shall be used as an emergency and employee access only, and not a public access for patrons to enter and leave the billiards club.
6. Prior to the installation of any exterior lighting, lighting plans shall be submitted for review and approval by the Police Chief and the Planning Department. Any new and existing exterior lighting shall be fully shielded.
7. All existing and new signage (including temporary signs) shall comply with the City Sign Ordinance.
8. In the event that there are complaints from noise coming from the billiards hall, it may be required that windows and doors be closed, and/or closure of the second floor balcony.
9. Prior to the commencement of the billiards club operation, all applicable Departments (including Building, Fire, Police & Planning) shall insure that all of the conditions of approval listed in this resolution have been satisfied to the satisfaction of each department representative.
10. Receptacles for cigarette butts and trash shall be provided on the sidewalk in front of the entry door and/or anywhere necessary to provide for cigarette butts and trash for people associated with this establishment. The areas shall be cleaned and maintained on a daily basis.

11. This CUP shall be reviewed by the Development Review Committee (DRC) after a 180 day period from the time the billiards club activities have commenced, to determine whether the intent of loitering and noise nuisance is being deterred/controlled. In the event it is determined during this review that a nuisance exists, and conditions of approval need to be added or modified, a public hearing will need to be scheduled with the Planning Commission.
12. 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.
13. Building Permits for any tenant improvements (if necessary) shall be obtained prior to the issuance of a Business License.

PASSED AND ADOPTED THIS 10th day of November 2015, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

VINCE VANDERLIP, CHAIRMAN

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY

FLOOR PLAN CALLOUTS
 ALL CALLOUTS SHALL BE ACCORDING TO THE SPECIFICATIONS LISTED IN THE CALLOUTS. ALL CALLOUTS SHALL BE ACCORDING TO THE SPECIFICATIONS LISTED IN THE CALLOUTS. ALL CALLOUTS SHALL BE ACCORDING TO THE SPECIFICATIONS LISTED IN THE CALLOUTS.

DOOR SCHEDULE		WINDOW SCHEDULE	
NO.	DESCRIPTION	NO.	DESCRIPTION
1	2' X 8' 0" SWING	1	4' X 6' 0" DOUBLE GLAZED
2	6' X 8' 0" SWING	2	6' X 6' 0" DOUBLE GLAZED
3	8' X 8' 0" SWING	3	8' X 6' 0" DOUBLE GLAZED
4	10' X 8' 0" SWING	4	10' X 6' 0" DOUBLE GLAZED
5	12' X 8' 0" SWING	5	12' X 6' 0" DOUBLE GLAZED

ROOM SCHEDULE

NO.	ROOM	FINISH	CEILING	FLOOR	WALLS	DOORS	WINDOWS	FIXTURES
101	POOL HALL	101	101	101	101	101	101	101
102	WI COOLER	102	102	102	102	102	102	102
103	STORAGE	103	103	103	103	103	103	103
104	OFFICE	104	104	104	104	104	104	104
105	MEING	105	105	105	105	105	105	105
106	BAR	106	106	106	106	106	106	106
107	WOMENS	107	107	107	107	107	107	107

FINISH SCHEDULE

NO.	FINISH	DESCRIPTION
101	101	101
102	102	102
103	103	103
104	104	104
105	105	105
106	106	106
107	107	107

FIXTURE FLOW RATE REQUIREMENTS

FIXTURE	FLOW RATE
1.0 GPM PER 100 SF	1.0 GPM PER 100 SF
2.0 GPM PER 100 SF	2.0 GPM PER 100 SF
3.0 GPM PER 100 SF	3.0 GPM PER 100 SF
4.0 GPM PER 100 SF	4.0 GPM PER 100 SF
5.0 GPM PER 100 SF	5.0 GPM PER 100 SF

LEGEND

- 1. ALL FINISHES SHALL BE ACCORDING TO THE SPECIFICATIONS LISTED IN THE CALLOUTS.
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NOTES

1. CONTRACTOR TO VERIFY WALL AND FLOOR SURFACE MATERIALS FOR RESTROOMS AND WATER CLOSETS SHALL BE ACCORDING TO THE SPECIFICATIONS LISTED IN THE CALLOUTS. ALL CALLOUTS SHALL BE ACCORDING TO THE SPECIFICATIONS LISTED IN THE CALLOUTS. ALL CALLOUTS SHALL BE ACCORDING TO THE SPECIFICATIONS LISTED IN THE CALLOUTS.

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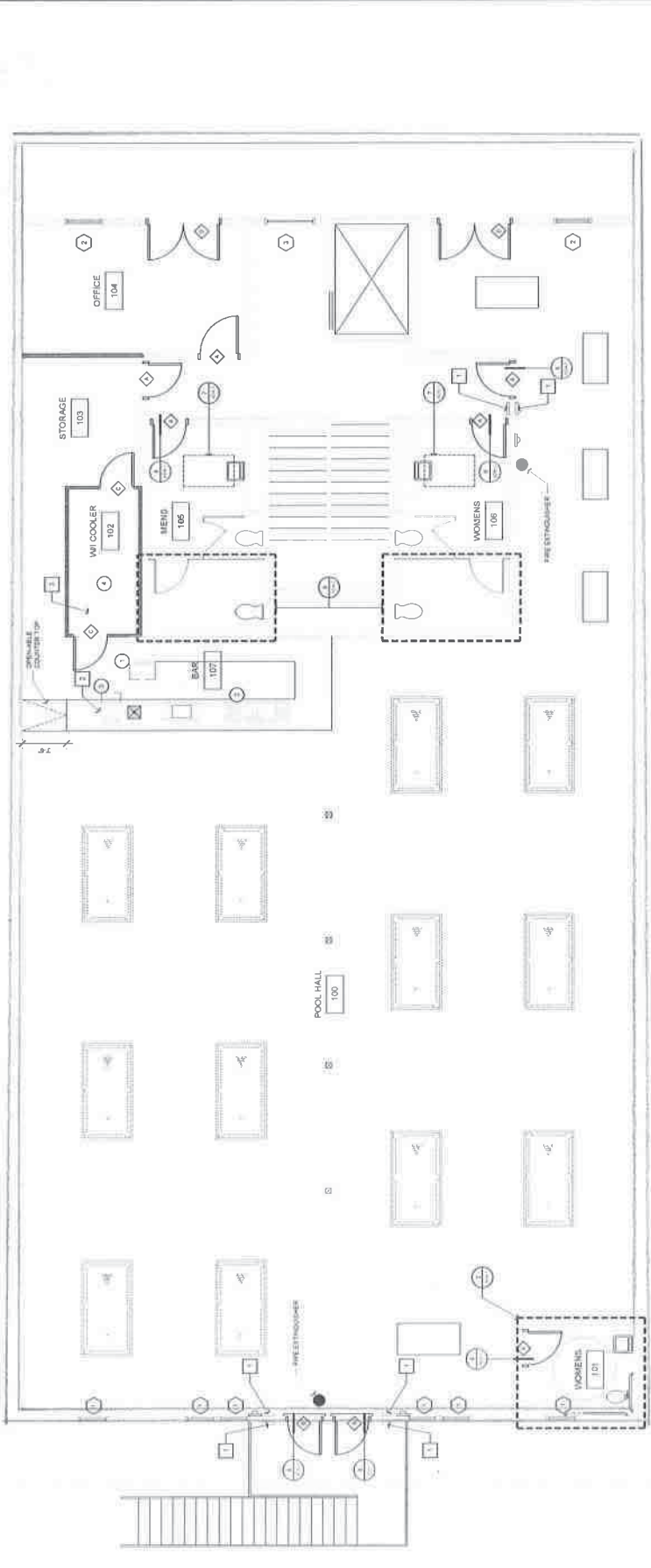
14. CONTRACTOR TO VERIFY WALL AND FLOOR SURFACE MATERIALS FOR RESTROOMS AND WATER CLOSETS SHALL BE ACCORDING TO THE SPECIFICATIONS LISTED IN THE CALLOUTS. ALL CALLOUTS SHALL BE ACCORDING TO THE SPECIFICATIONS LISTED IN THE CALLOUTS. ALL CALLOUTS SHALL BE ACCORDING TO THE SPECIFICATIONS LISTED IN THE CALLOUTS.

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18. CONTRACTOR TO VERIFY WALL AND FLOOR SURFACE MATERIALS FOR RESTROOMS AND WATER CLOSETS SHALL BE ACCORDING TO THE SPECIFICATIONS LISTED IN THE CALLOUTS. ALL CALLOUTS SHALL BE ACCORDING TO THE SPECIFICATIONS LISTED IN THE CALLOUTS. ALL CALLOUTS SHALL BE ACCORDING TO THE SPECIFICATIONS LISTED IN THE CALLOUTS.



REV.	DESCRIPTION	DATE

Three drawings on the enclosure shall be provided for the project. The drawings shall be provided for the project. The drawings shall be provided for the project. The drawings shall be provided for the project. The drawings shall be provided for the project. The drawings shall be provided for the project. The drawings shall be provided for the project. The drawings shall be provided for the project. The drawings shall be provided for the project. The drawings shall be provided for the project.

FLOOR PLAN
 Exhibit A
 Floor Plan
 CUP 15-019
 1319 Spring Street
 (Crimson Cue)

**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—019 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 15-019
Indoor Sports Use (Billiards Club) –
Crimson Cue, Skupien- 1319 Spring
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 Erik Skupien, for a Conditional Use Permit (CUP 15-019) requesting to establish a billiards hall (Indoor Sports land use) at 1319 Spring Street. (APN 009-037-010).

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 2060366