



City of Paso Robles Planning Commission Agenda Report

From: Darcy Delgado, Assistant Planner

Subject: Conditional Use Permit (CUP) 17-005 - Central Coast Casino Card Room
1144 Black Oak Drive/ APN 008-051-023
Applicant – Paso Robles Central Coast Casino, Inc. dba Paso Robles Cardroom
A request to establish a State licensed Card Room with six (6) tables at 1144 Black Oak Drive. Approval of this application will result in the relocation of the existing card room with six (6) tables, Paso Robles Casino, from their current location at 1124 Black Oak Drive.

Date: May 23, 2017

Facts

1. The applicant would like to establish a State licensed Card Room with six (6) tables within the existing building located at 1144 Black Oak Drive (See Vicinity Map, Attachment 1).
2. The proposal is to move the existing card room operation and gambling license for a six-table card room at 1124 Black Oak Drive to the proposed location at 1144 Black Oak Drive.
3. The building is located in the Riverside Corridor (RSC) zoning district and has a Commercial Service (CS) General Plan Land Use designation.
4. Table 5.3-1 of the Uptown/ Town Center Specific Plan requires a Conditional Use Permit (CUP) for a card room in the RSC zone.
5. The card room would be required to retain licensure by the California Gambling Control Commission, which has jurisdiction over operation, concentration, and supervision of gambling establishments and over all persons related to the operations of gambling establishments in the State of California.
6. The card room would also be regulated by the local Police Department for staff and patron safety, security, and surveillance.
7. The card room's hours of operation would fall between 11:00 AM to 2:00 AM, Sunday through Saturday.
8. The applicant currently holds a Type 42 Alcoholic Beverage Control (ABC) license for the card room at 1124 Black Oak Drive. The Type 42 ABC license authorizes the sale of beer and wine for consumption on or off the premises where sold. Since the card room relocation is proposed to be in the same census tract, a determination of Public Convenience or Necessity will not be required by the California Department of Alcoholic Beverage Control.
9. The buildings at 1124 and 1144 Black Oak Drive have a reciprocal parking easement agreement which establishes a shared parking lot between both parcels (See Reciprocal Easement Agreement,

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Attachment 2). There are 48 parking spaces between the two lots, six (6) of which are accessible parking spaces. The applicant has indicated their parking needs are greater than what is required under the Uptown Town Centre Specific Plan, however, a sufficient amount of parking is available due to the reciprocal parking agreement between the two lots.

10. The Development Review Committee (DRC) reviewed this project at their meeting on May 8, 2017, and were in favor of the conditional use permit request.
11. This application is Categorically Exempt from environmental review per Section 15301 (existing facilities) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Options

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

1. Approve Draft Resolution A (Attachment 3); approving Conditional Use Permit 17-005, subject to site specific conditions of approval.
2. Approve Draft Resolution A (Attachment 3), with amended conditions such as limiting the card room's hours of operation to be more consistent with the surrounding uses.
3. Refer the project back to staff for additional analysis on specific issues identified, and continue the public hearing to a date-certain.
4. Deny the application with findings.

Analysis and Conclusions

Project Summary

For the Planning Commission to consider a request to establish a card room operation and gambling license for a six-table card room licensed by the California Gambling Control Commission. The card room's hours of operation would fall between 11:00 AM to 2:00 AM, Sunday through Saturday.

General Plan / Zoning Consistency

The existing building is located in the Riverside Corridor (RSC) zoning district and has a Commercial Service (CS) General Plan Land Use designation. The RSC zone conditionally allows card rooms.

The Planning Commission will need to review this CUP request to determine if the proposed use is compatible in the RSC zone. The CUP gives the Planning Commission the ability to require special conditions of approval to insure that a particular use is compatible with surrounding uses. In this case, various special conditions of approval have been applied to the applicant's request, as reflected in Exhibit A to Attachment 3.

Neighborhood Compatibility / Site Design Issues

As part of the applicant's request, the card room operation and gambling license would be for a six (6) table card room licensed by the California Gambling Control Commission. In addition to the gaming area, the applicant proposes to utilize 1,220 sf of floor area for dining and bar purposes. The applicant currently holds a Type 42 Alcoholic Beverage Control (ABC) license, which authorizes the sale of beer and wine for consumption on or off the premises where sold.

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The card room's specific hours of operation would be Tuesday through Thursday from 11:00 AM to Midnight, and Friday through Saturday from 11:00 AM to 2:00 AM. Additionally, the applicant has indicated the card room is open every other Sunday from 11:00 AM to Midnight. A condition of approval has been added reflecting the card room's hours to be open Sunday through Saturday, from 11:00 AM to 2:00 PM.

The buildings at 1124 and 1144 Black Oak Drive have a reciprocal parking easement agreement which establishes a shared parking lot between both parcels. There are 48 parking spaces between the two lots, six (6) of which are accessible parking spaces. The applicant has indicated their parking needs for patrons, office and security staff, and the kitchen and dining area is 40 parking spaces. The parking requirements for the Uptown Town Centre Specific Plan would only require eight (8) parking spaces. Although 40 parking spaces are not required as part of the CUP, the applicant has demonstrated their personal parking needs are met by the existing parking lot layout and reciprocal parking agreement.

Public Safety

The card room would be regulated by the State as well as local law enforcement. Per the State's guidelines, the card room would be required to retain licensure by the California Gambling Control Commission, which has jurisdiction over operation, concentration, and supervision of gambling establishments and over all persons related to the operations of gambling establishments in the State of California. The Commission's primary responsibilities related to card rooms include:

- Making determinations of suitability for the issuance of licenses/registrations to owners, supervisors, players, related parties, and key employees;
- Issuing work permits to card room employees in specific jurisdictions;
- Taking reasonable actions to ensure that no ineligible, unqualified, disqualified, or unsuitable persons are associated with controlled gaming activities;
- Assessing and acting upon certain restricted transactions including ownership changes and lending arrangements;
- Taking reasonable actions to ensure that gambling activities take place only in suitable locations;
- Granting temporary/interim licenses, permits or approvals on appropriate terms and conditions;
- Developing and implementing regulations pursuant to the Gambling Control Act; and,
- Adjudicating recommendations concerning license denials or revocations, or disciplinary actions.

The card room establishment will also be subject to local regulations and has been reviewed by the Police Department for patron safety, security and surveillance. As part of the Conditional Use Permit, the Police Department has requested the applicant provide a detailed security surveillance plan and lighting plan to further ensure the establishment remains safe and compatible with surrounding uses. Additionally, the standard procedure for this type of use requires all card room staff to undergo a thorough background check prior to receiving a card-dealer permit.

Since card rooms and casinos are historically more sensitive to vice-related crimes such as robbery and theft, a condition of approval has been added allowing the Paso Robles Police Department to annually review the use permit to determine if this business results in security/police incidents of concern to the Police Department. If the Chief of Police determines that this business may be resulting in detrimental security and safety issues then the Conditional Use Permit may be reconsidered by the Planning Commission to determine if the business and Conditional Use Permit should be revoked. Considering the adjacent property has had a good history of neighborhood compatibility, the relocation of the card room is not a concern of the Police Department as long as the appropriate conditions of approval are in place.

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Architecture and Appearance

The applicant has indicated the building will need exterior façade and landscaping improvements including updating the paint, expansion of the outdoor patio area, landscaping the existing drive-thru, and installation of new signs. A condition of approval has been added requiring detailed building elevations and landscaping plans to be reviewed and approved by the Development Review Committee prior to issuance of a building permit.

CEQA issues

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

Options

Option 1. Option 1 takes into account the establishment would be heavily regulated by both State and local regulations and has historically been located at the adjacent property at 1124 Black Oak Drive with a good history of neighbor compatibility. The card room would have various conditions of approval in place to ensure continued safety and security for patrons and staff, as well as compliance with the local Police Department.

Option 2. Option 2 takes into account that the proposed use may require additional conditions of approval to make it more compatible with surrounding uses, such as limiting the card room's hour of operation.

Option 3. Continuing the item to a future Planning Commission meeting would allow staff to work with the applicant and further review the compatibility of the use as it is proposed.

Option 4. The Planning Commission would have to make finding to support denial of the project. Due to card rooms and casinos being historically more sensitive to vice-related crimes such as robbery and theft, without proper conditions of approval in place, the card room establishment could be detrimental to the safety of persons residing or working in the neighborhood of the use. However, various conditions of approval have been applied to the project to ensure it meets the safety and security standards of the Paso Robles Police Department.

Fiscal Impact

Commercial uses are generally recognized to be revenue positive to the City. Card rooms have special permitting fees that offset the cost of additional Police Department review and administration costs.

Recommendation

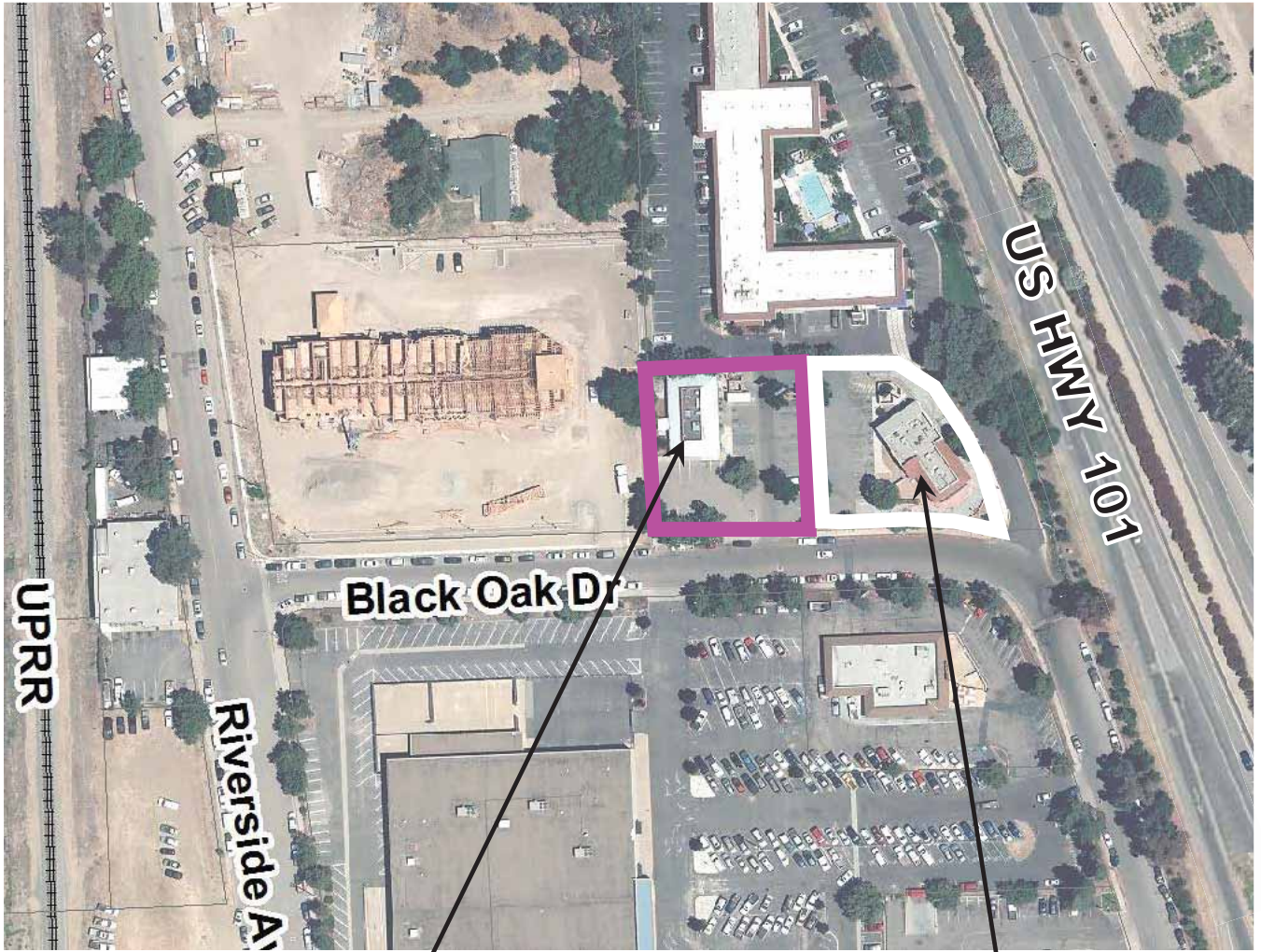
Option 1. Approve Draft Resolution A, approving the proposed Conditional Use Permit 17-005, subject to site specific conditions of approval.

Attachments

1. Vicinity Map
2. Reciprocal Easement Agreement
3. Draft Resolution A
4. Mail affidavit
5. Newspaper affidavit

Attachment 1

Vicinity Map



Current Project Site (purple)
1124 Black Oak Drive

Proposed Project Site (white)
1144 Black Oak Drive

RECORDING REQUESTED BY
TICOR TITLE INSURANCE COMPANY,
OF CALIFORNIA

MAIL TO
BLACK OAK ASSOCIATES
211 EAST VICTORIA ST
SANTA BARBARA CA 93101

DOC. NO. **13310**
OFFICIAL RECORDS
SAN LUIS OBISPO CO., CA

DECLARATION AND GRANT
OF RECIPROCAL EASEMENTS

MAR 10 1986
FRANCIS M. COONEY
County Clerk-Recorder
TIME 8:00 AM

THIS DECLARATION AND GRANT OF RECIPROCAL EASEMENTS is made as of the 3rd day of December, 1985, by BLACK OAK ASSOCIATES, A California Limited Partnership, hereinafter referred to as "Declarant". For convenience, this instrument is hereinafter referred to as a "Declaration".

PRELIMINARY

FILED	FILE PAID	EXEMPT
		43

1. Declarant is the owner of certain real property situate in the City of Paso Robles, County of San Luis Obispo, State of California, described as follows:

151668 DS

Parcels B and C of Parcel Map PR-84-167, in the City of El Paso De Robles, in the County of San Luis Obispo, State of California, according to the Map recorded April 15, 1985, in Book 37, page 16 of Parcel Maps, in the office of the County Recorder of said County. Said Parcels being a division of Lot 5 of Tract No. 821, in the City of El Paso De Robles, County of San Luis Obispo, State of California, according to Map recorded December 22, 1980, in Book 10, page 58 of Parcel Maps, in the office of the County Recorder of said County.

Attached hereto as Exhibit A is a copy of the above referenced Parcel Map. Said real property described above and shown on Exhibit A is hereinafter referred to as the "Shopping Center". A site plan of the Shopping Center is attached hereto as Exhibit B and incorporated herein by reference.

2. Declarant plans to develop the Shopping Center as an integrated commercial area for the mutual benefit of both parcels, and for such purposes does hereby fix and establish reciprocal easements upon and subject to which all of said Shopping Center, or any part thereof, shall be improved, held, leased, sold and/or conveyed. Such Easements shall run with

the land and inure and pass with said property and shall apply to and bind the respective successors in interest thereof; and all and each thereof is imposed upon said property as a mutual equitable servitude in favor of said property and any portion thereof.

COMMON AREA

3. For the purposes of this Declaration all of the area within the Shopping Center to be used in common shall be referred to as "Common Area", and said Common Area includes all areas shown on the site plan as parking space, driveways (other than the drive-through on Parcel B) and landscaping; said Common Area shall be developed substantially as shown on said Exhibit B; and said Common Area shall not be used for any other purpose than the parking of motor vehicles and their ingress and egress and the ingress and egress of pedestrians.

EASEMENTS

4. Motor Vehicles. Declarant does hereby establish in favor of and grant to the owners and occupants of the Shopping Center, their customers and invitees, nonexclusive easements for the ingress and egress and for the passage and parking of motor vehicles into, out of, on, over and across all parking areas, driveways and service areas from time to time established within the Shopping Center as provided in Exhibit B so that the Shopping Center may be used as an integrated area by the owners and occupants thereof and their customers and invitees.

5. Pedestrians. Declarant does hereby establish in favor of and grant to the owners and occupants of the Shopping Center, their customers and invitees, nonexclusive easements for the ingress and egress and passage of pedestrians into, out of, on,

over and across the Common Area from time to time established within the Shopping Center as provided in Exhibit B so that the Shopping Center may be used as an integrated area by the owners and occupants thereof and their customers and invitees.

6. Drainage and Utilities. Declarant does hereby establish in favor of and grant to the owners of any portion of the Shopping Center nonexclusive easements under, through and across the Common Area of the Shopping Center for water drainage (specifically but not limited to drainage of rain water from Parcel C over and across Parcel B), water mains, sewers, water sprinkler system lines, telephones or electrical conduits or systems, gas mains and other public utilities and service easements. All such systems, structures, mains, sewers, conduits, lines and other public utilities instrumentalities shall be installed and maintained below the ground level or surface of such easements.

OPERATION AND MAINTENANCE
OF COMMON AREA

7. All owners of any portion of the Shopping Center shall pay prior to delinquency all taxes and assessments on the Common Area and Building Area owned by them. If any such owner shall fail to pay said taxes and assessments prior to delinquency, any other owner, or the tenant of any other owner, may pay said taxes and assessments and the curing owner or tenant may then bill the defaulting owner for the expense incurred. If the defaulting owner shall not pay said bill within fifteen (15) days, the curing owner or tenant shall have a lien on the property of the defaulting owner for the amount of said bill, which amount shall bear interest at an annual rate of two percent (2%) over the then prime rate charged by the San Francisco main office

of Bank of America National Trust and Savings Association, but in no event more than the maximum rate allowed by law, from the date of delinquency until paid.

8. The owner and/or tenant of Parcel B of the Shopping Center (hereinafter referred to as the "Manager") shall operate and maintain, or cause to be operated and maintained, the Common Area, including the landscaping thereon, located within the Shopping Center, and shall keep the same, or cause the same to be kept, in good condition and repair with adequate lighting and shall maintain the surface areas thereof in a level and smooth condition, evenly covered with the type of surfacing material originally installed thereon, or shall cause the same thus to be maintained. As part of said operation, the Manager shall obtain and maintain general public liability insurance insuring all persons who now or hereafter own or hold portions of the Shopping Center or any leasehold estate or other interest therein as their respective interests may appear (provided that the Manager is notified in writing of such interest) against claims for personal injury, death or property damage occurring in, upon, or about the Common Area located on the Shopping Center. Such insurance shall be written with an insurer licensed to do business in the State of California. The limits of liability of all such insurance shall be at least \$300,000 for injury to or death of any one person, \$500,000 for injury to or death of more than one person in one occurrence, and \$100,000 with respect to damage to property. The Manager shall cause to be issued certificates of insurance to each of the other fee owners and tenants of the Shopping Center, which certificates shall provide that such insurance shall not be cancelled or amended without ten (10) days prior written notice to each of such parties.

The Manager shall expend only the monies reasonably necessary for such operation and maintenance in order to keep the Common Area in good repair and clean condition and to operate the same on a nonprofit basis to the end that the expense in connection therewith shall be kept to a minimum. The Manager shall, from time to time, but not more often than monthly, send to each and every owner and tenant of any portion of the Common Area a written statement of the total cost and expenses of operation and maintenance of the Common Area for the period of the preceding monthly or longer period. Such costs may include a management fee not to exceed ten percent (10%) of the costs of operation and maintenance of the Common Area (which costs for purposes of the calculation of the management fee shall not include real or personal property taxes, insurance premiums, any single expenditure in excess of Two Thousand Dollars (\$2,000) and any management fee or other fee paid to a third party to perform all or any portion of Manager's obligations hereunder with respect to the Common Area). Within thirty (30) days after receipt of such statement, each and every such owner and tenant shall pay to the Manager the fractions of the total amount of said costs and expenses hereinafter described. Each owner and tenant, or an authorized representative, shall have the right to examine the records of expenses in connection therewith at reasonable business hours and without unreasonable frequency.

The percentage shares of such costs and expenses are as follows:

Parcel A	50%
Parcel B	<u>50%</u>
TOTAL	100%

If all or any portion of such fractions of said total is not so paid, the same shall be deemed delinquent, and the amount thereof shall bear interest thereafter at an annual rate of two percent (2%) over the then prime rate charged by the San Francisco main office of Bank of America National Trust and Savings Association, but in no event more than the maximum rate allowed by law, until paid.

If the Manager shall fail to so maintain the Common Area or to provide such insurance, then any other owner or tenant of the Shopping Center may do so, and the curing owner or tenant may then bill the Manager for the expense incurred. If the Manager shall not pay said bill within fifteen (15) days, the curing owner or tenant shall have a lien on the property of the Manager for the amount of said bill, which amount shall bear interest at an annual rate of two percent (2%) over the then prime rate charged by the San Francisco main office of Bank of America National Trust and Savings Association, but in no event more than the maximum rate allowed by law, from the date of delinquency until paid.

SIGNS

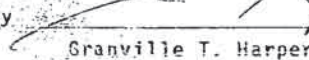
9. Exhibit B refers to a "Pylon Sign" on Parcel B. In the event any owner or tenant of Parcel C is denied by the City of Paso Robles the right to erect and maintain a sign reasonably visible from U. S. Highway 101, then the owner or tenant of Parcel B, as the case may be, shall allow the owner or tenant of Parcel C, at his or her own expense, to place a sign on the Pylon reasonably visible from U. S. Highway 101 provided the same is done in conformance with city codes and with approval of appropriate city authorities.

ARBITRATION

10. Any dispute between or among the owners of the Shopping Center or their tenants, or any of them, regarding interpretation, enforcement or damages for breach of any provision of this Declaration shall be settled according to the rules of the American Arbitration Association, with costs and attorneys' fees to be awarded according to such arbitration. In this regard it is the intent of Declarant that this Declaration should be liberally construed to effect the over-all intent of the document, i.e., to provide the owners and/or tenants of Parcels B and C with adequate parking as noted in Exhibit B.

EXECUTED the date first noted above.

BLACK OAK ASSOCIATES,
A California Limited Partnership

By 
Granville T. Harper
General Partner

STATE OF CALIFORNIA, Santa Barbara 1955
COUNTY OF _____
On December 3, 1935 before me, the undersigned, a Notary Public in and for
said State, personally appeared GRANVILLE T. HARPER

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person that executed the within instrument as a General partner,
on behalf of BLACK OAK ASSOCIATES, A California Limited Partnership the partnership
therein named and acknowledged to me that the partnership executed it.

WITNESS my hand and official seal.

Signature 



(This area for official notarial seal)

3003 (6/82) (Partnership) First American Title Company

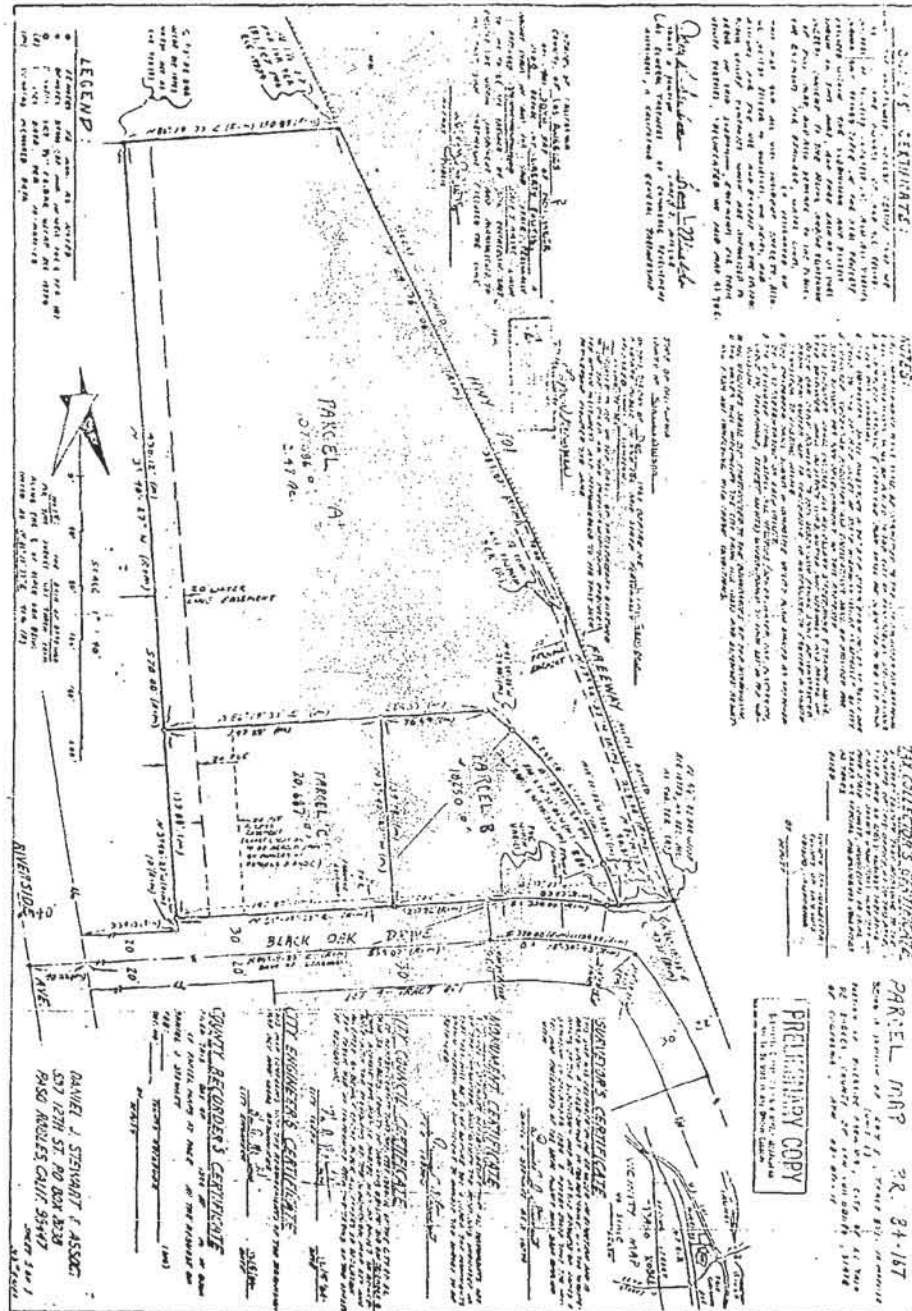
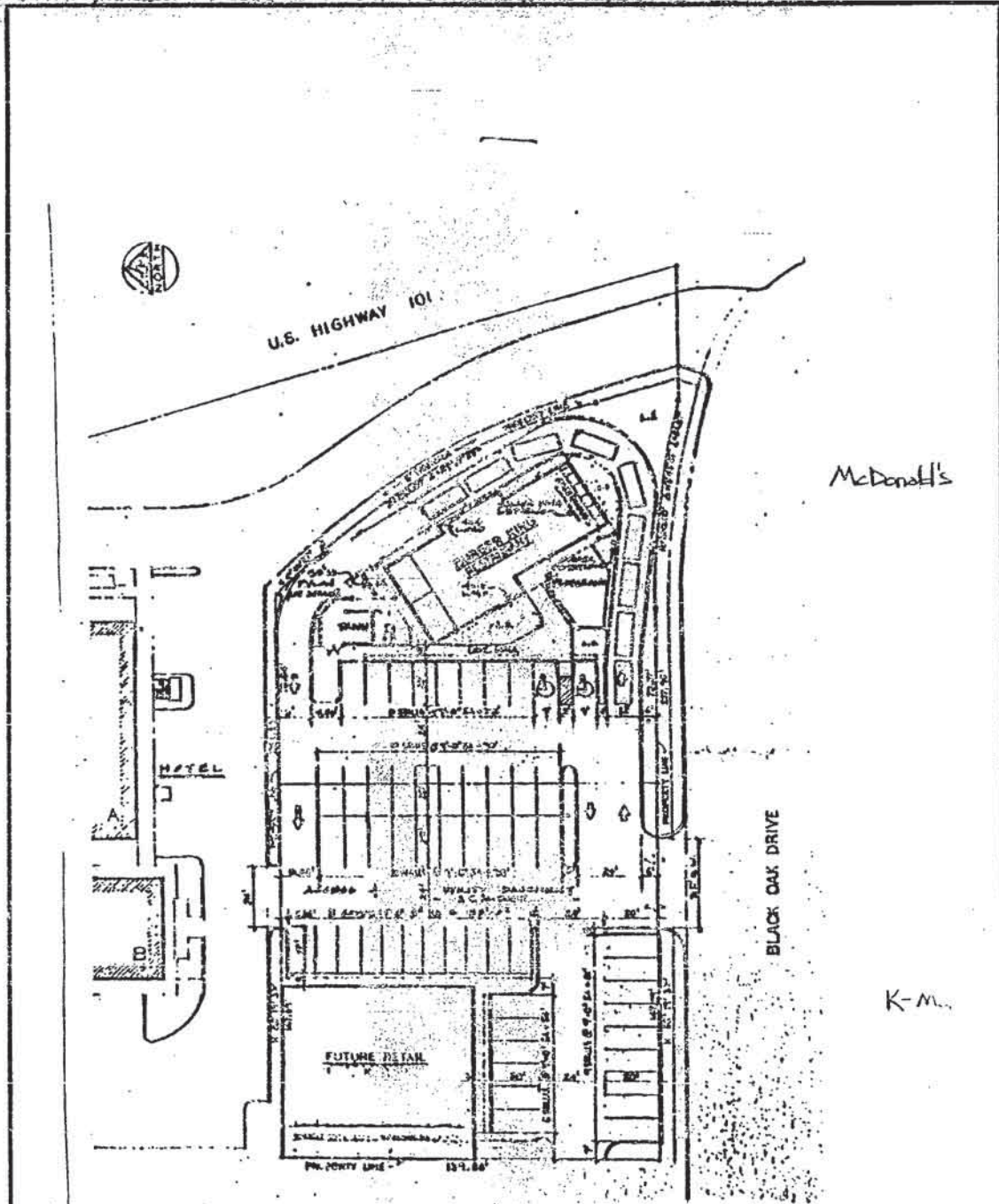


Exhibit A

(to Declaration and Grant of Reciprocal Easements)



11P 05046

Exhibit B
(to Declaration and Grant
of Reciprocal Easements)

END OF DOCUMENT

.VOL 2808 PAGE 589

Attachment 3

Draft Resolution A

RESOLUTION NO: PC 17-XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES TO APPROVE CONDITIONAL USE PERMIT 17-005 ALLOWING A STATE LICENSED SIX (6) TABLE CARD ROOM WITHIN THE EXISTING BUILDING

**(1144 Black Oak Drive – Paso Robles Card Room)
APN: 008-051-023**

WHEREAS, the applicant, Paso Robles Central Coast Casino, Inc. dba Paso Robles Cardroom, has filed a Conditional Use Permit (CUP) application to establish a six (6) table card room within the existing building at 1144 Black Oak Drive. This application would relocate the existing card room, Paso Robles Casino, from their current location at 1124 Black Oak Drive; and

WHEREAS, Table 5.3-1 of the Uptown/ Town Center Specific Plan requires a Conditional Use Permit (CUP) for a card room in the Riverside Corridor (RSC) zone; and

WHEREAS, the card room is licensed by the California Gambling Control Commission, which has jurisdiction over operation, concentration, and supervision of gambling establishments and over all persons related to the operations of gambling establishments in the State of California; and

WHEREAS, the card room is also regulated by the local Police Department for patron safety, security and surveillance; and

WHEREAS, the applicant currently holds a Type 42 Alcoholic Beverage Control (ABC) license, which authorizes the sale of beer and wine for consumption on or off the premises where sold. Since the card room relocation is in the same census tract, a determination of Public Convenience or Necessity will not be required by the California Department of Alcoholic Beverage Control; and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15301 (existing building) of the State's Guidelines to Implement CEQA; and

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on May 23, 2017, 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

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2 - Findings: based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings:

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1. The proposed use is consistent with the General Plan and Uptown / Town Center Specific Plan; and
2. The proposed use satisfies the applicable provisions of this Paso Robles Zoning Ordinance; and
3. The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use; and
4. That the proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development; and
5. That the proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood; and
6. The proposed project, as conditioned by the Police Department, would not create any significant impacts to public safety or Police Department resource allocations.

Section 3- Environmental Determination. This application is Categorical Exempt from environmental review per Section 15301 (existing building) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Section 3 - Approval: Conditional Use Permit 17-005 is approved subject to the following:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Project Conditions
B	Project Plans

PASSED AND ADOPTED THIS 23rd Day of May 2017 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CHAIRMAN JOHN DONALDSON

WARREN FRACE,
PLANNING COMMISSION SECRETARY

Exhibit A

Project Conditions of Approval – CUP 17-005

Planning Division Conditions:

1. This Conditional Use Permit Amendment (CUP) authorizes the establishment of a card room operation and California Gambling Control Commission license for a six (6) table card room within the existing building at 1144 Black Oak Drive.
2. The businesses hours of operation are seven (7) days a week, 11:00 AM to 2:00 AM.
3. This project approval shall expire on May 24, 2019, if the use has not begun operation, or a time extension request has not been 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. Prior to the issuance of a building permit, the Development Review Committee shall approve the following:
 - a. Final site plan and architectural elevations;
 - b. Floor Plans;
 - c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments.
 - d. Landscape Replanting Plan
 - e. Lighting Plan (no glare / down lighting fixtures required)
 - f. Surveillance Plan
6. A sign application shall be submitted and reviewed by the Development Review Committee prior to approval and installation of any business signs.
7. Prior to occupancy, the applicant shall install, operate and maintain an interior and exterior Surveillance Plan utilizing video cameras during all hours of business operation, to the satisfaction of the Chief of Police.
 - a. Video surveillance footage shall be archived and available for up to seven (7) days after the footage is recorded.
8. Prior to occupancy, the applicant shall install, operate and maintain an interior and exterior Lighting Plan during evening hours of business operation, to the satisfaction of the Chief of Police.
9. The applicant shall ensure that a uniformed security guard is employed during all hours as specified by the Chief of Police during business operation. Said uniformed security guard shall escort business customers to their vehicles upon request by customers.

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10. This Conditional Use Permit application shall be reviewed by the Chief of Police annually to determine if this business has resulted in security/police incidents of concern to the Police Department. If the Chief of Police determines that this business may be resulting in detrimental security and safety issues then the Conditional Use Permit shall be reconsidered by the Planning Commission to determine if the business and Conditional Use Permit should be revoked.
11. Any site specific 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.



PASO ROBLES CASINO CONDITIONAL USE PERMIT SET

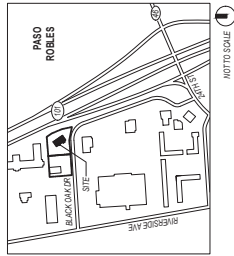


PASO ROBLES OFFICE
1124 BLACK OAK DRIVE
PASO ROBLES, CA 93446
TEL: 805.228.2420
WWW.LGARCHITECT.COM

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LOCATION MAP



CODES

NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS AND PERMITS APPROVED BY THE CITY. ALL PLANS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:

- * 2016 CALIFORNIA BUILDING CODE
- * 2016 CALIFORNIA ELECTRICAL CODE
- * 2016 CALIFORNIA MECHANICAL CODE
- * 2016 CALIFORNIA FIRE CODE
- * 2016 CALIFORNIA PLUMBING CODE
- * 2016 CALIFORNIA ENERGY CODE
- * TITLE 24 - CALIFORNIA STATE ENERGY AND ACCESSIBILITY STANDARDS
- * CURRENT CITY ENGINEERING STANDARDS AND SPECIFICATIONS
- * CURRENT RECOMMENDATIONS FROM THE SOIL ENGINEER

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS FOR DIMENSIONS, GRADE, CONFIGURATION AND OTHER ASPECTS OF COMPATIBILITY WITHIN THE WORK OF THESE CONSTRUCTION DOCUMENTS. ANY CONDITIONS WHICH INTERFERE WITH THE WORK SHALL BE REPORTED TO THE ARCHITECT AND THE WORK SHALL NOT PROCEED IN THESE AREAS OF CONFLICT UNTIL SUCH CONFLICTS HAVE BEEN RESOLVED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION.

DEFERRED ITEMS

- TENANT IMPROVEMENT BUILDING PERMIT (INCLUDING SO ENVIRONMENTAL HEALTH DEPARTMENT APPROVAL)
- SIGNAGE (DESIGN REVIEW COMMITTEE APPROVAL REQUIRED)

BUILDING DATA

LOCATION
1124 BLACK OAK DRIVE
PASO ROBLES CA 93446

APN
008-051423

BUILDING DATA
ZONING: RSC (REVERSE CORRIDOR)

SCOPE OF WORK
CARDROOM IN AN EXISTING "RSC" REVERSE CORRIDOR ZONE (COMMERCIAL, RETAIL). THE CARDROOM WILL BE A ZONE ADJACENT TO THE EXISTING "RSC" REVERSE CORRIDOR DRIVE (THE LOT IMMEDIATELY ADJACENT TO THE PROPOSED LOCATION).

THE PROPOSED PROJECT LOCATION FEATURES AN EXISTING BUILDING THAT WAS FORMERLY A RESTAURANT. THE PROPOSED TENANT IMPROVEMENT (SUBMITTED SEPARATELY) SHALL INCLUDE A NEW CARDROOM AREA AND NEW BAR AREA. IN ADDITION TO RETAINING THE EXISTING INDOOR + PATIO DINING RESTROOMS, THE NEW CARDROOM AREA WILL BE A TRANSFER OF THE EXISTING CARD ROOM AT THE FORMER LOCATION (1124 BLACK OAK DRIVE) AND WILL FEATURE THE SAME NUMBER AND TYPE OF TABLES (IN TOTAL).

THE EXTERIOR FACADE SHALL FEATURE NEW COLORS AND SIGNAGE. LANDSCAPE IS TO REMAIN THE SAME (NO CHANGE).

BUILDING DATA

BUILDING SUMMARY:
GROUP OCCUPANCY: A-2 (CARD ROOM)
SEPARATION: NONE
RESTRICTION: 1 (SPRINKLERED)
NUMBER OF FLOORS: NO
FREE SPRINKLERS: NO
ALLOWABLE HEIGHT PER TABLE 500': 11,200 SF
ALLOWABLE HEIGHT PER TABLE 350': 5,000 SF

AREA OF BUILDING ZONES SUBJECT TO CHANGE PENDING FINAL BUILDING DEPARTMENT TENANT IMPROVEMENT SUBMITTAL.

INTERIOR:
GAMING FLOOR: 1,200 SF
OFFICE: 800 SF
CORRIDOR: 1,000 SF
STORAGE: 100 SF
RESTROOMS: 275 SF
UTILITIES: 145 SF
TOTAL: 5,000 SF

EXTERIOR:
OUTDOOR PATIO: 1,885 SF

SEE SHEET A1.0 FOR MORE INFORMATION

PROJECT DIRECTORY

PROJECT OWNER
DOWLING, EZELL
PRCC, INC. c/o PASO ROBLES CASINO
780.485.1004
dow@pasoroblescasino.com

PROJECT OF RECORD
LARRY GABRIEL ARCHITECT
PROJECT COORDINATOR
530 10TH STREET PASO ROBLES, CA 93446
805.228.8911
lg@lrggabriel.com

DRAWING INDEX

- TS - TITLE SHEET
- TS 1.0 PROJECT DATA
- TS 1.1 PARKING REQUIREMENTS
- L - LANDSCAPE
L 1.0 LANDSCAPE PLAN
- A - ARCHITECTURAL
A 1.0 SITE PLAN
A 1.1 INTERIOR FLOOR PLAN
A 1.2 EXTERIOR ELEVATIONS

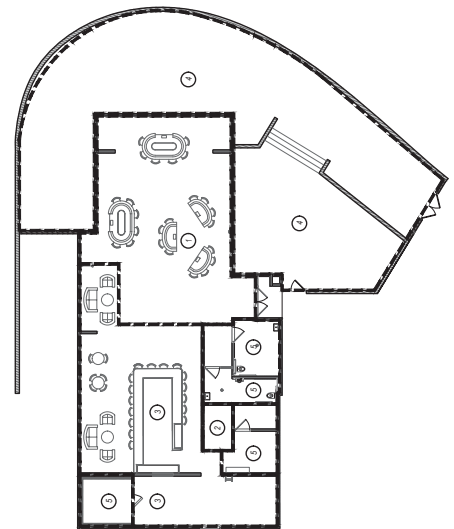
OVERALL PARKING REQUIREMENTS

SPACE	PARKING REQUIRED:
① GAMING AREAS	24 PEOPLE PER CHAIR
② OFFICE / SECURITY	1 READER PER TABLE
③ KITCHEN / DINING	80 SF @ 3 STALLS PER 1,000 SF
④ OUTDOOR PATIO	1,200 SF @ 3 STALLS PER 1,000 SF
⑤ STORAGE / CIRCULATION / UTILITIES / RESTROOMS	188 SF @ 3 STALLS PER 1,000 SF
TOTAL PARKING REQUIRED:	405 STALLS REQUIRED
TOTAL PARKING PROVIDED:	425 STALLS PROVIDED

EXISTING PARKING STALLS AVAILABLE:
① 30 STALLS @ 3 STALLS PER 1,000 SF
② 40 STALLS @ 3 STALLS PER 1,000 SF
③ 40 STALLS @ 3 STALLS PER 1,000 SF
④ 40 STALLS @ 3 STALLS PER 1,000 SF
⑤ 40 STALLS @ 3 STALLS PER 1,000 SF

ADJACENT LOT 1124 BLACK OAK DRIVE (SEE SITE PLAN FOR LAYOUT)

425 STALLS PROVIDED



SCALE: N.T.S.

TS 1.0

PROJECT DATA
+ DIRECTORY

PROJECT NUMBER: 17-702.01
DATE: 06/15/2017

NO.	DESCRIPTION	DATE
1	CLIP SUBMITTAL	06/15/2017

DATE: 06/15/2017
PROJECT: PASO ROBLES CASINO
1144 BLACK OAK DRIVE
PASO ROBLES CA 93446
APN: 008-051-023

DATE: 06/15/2017
PROJECT: PASO ROBLES CASINO
1144 BLACK OAK DRIVE
PASO ROBLES CA 93446
APN: 008-051-023

CONDITIONAL USE PERMIT FOR



PASO ROBLES CASINO
1144 BLACK OAK DRIVE
PASO ROBLES CA 93446
APN: 008-051-023

Exhibit B

LARRY GABRIEL ARCHITECT

1700 KINGSWAY OFFICE
1700 KINGSWAY OFFICE
SUITE 1000, SAN JOSE, CA 95128
www.lgarcia.com
T: (408) 261-4111

PROJECT: PASO ROBLES CASINO
1144 BLACK OAK DRIVE
PASO ROBLES, CA 93446
APRIL 09/2017



CONDITIONAL USE PERMIT FOR

PROPOSED PLAN: OVERALL SITE PLAN



PASO ROBLES CASINO
1144 BLACK OAK DRIVE
PASO ROBLES, CA 93446
APRIL 09/2017

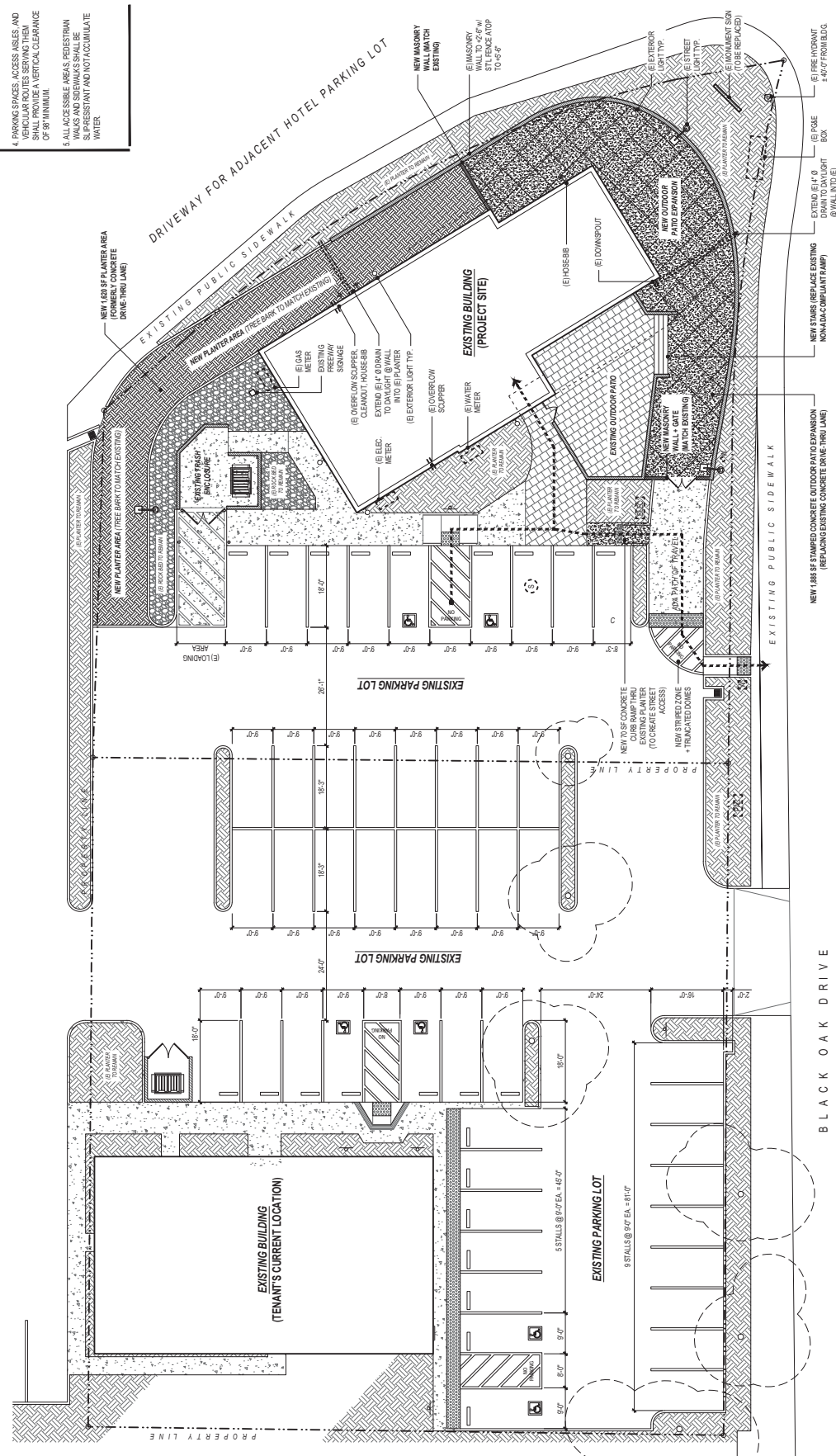
NO.	DESCRIPTION	DATE
1	CLIP SUBMITTAL	05/01/2017

PROPOSED PLAN: OVERALL SITE PLAN
DATE: 11/7/2021

A 1.0

- GENERAL NOTES**
1. WALLS AND SIDEWALKS SHALL BE A MINIMUM OF 4" CLEAR IN WIDTH AND HAVE A CONTINUOUS CONCRETE SURFACE. ALL CURBS SHALL BE 4" HIGH. ALL CURB ABRAST CHANGE IN ELEVATION EXCEEDING 1/4" SHALL BE VERTICAL.
 2. WHEN ABRAST CHANGES IN LEVEL EXCEEDING 1/4" OCCUR, THEY SHALL BE BELIEVED WITH A SLOPE NO GREATER THAN 1:2. EXCEPT THAT CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL.
 3. OBSTRUCTIONS OVERHANGING WALKWAYS SHALL BE AT LEAST 8" CLEAR ABOVE THE WALKWAY. OBSTRUCTIONS SHALL NOT REDUCE THE WALK CLEAR WIDTH BY MORE THAN 12".
 4. PARKING SPACES, ACCESS AISLES, AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 8' MINIMUM.
 5. ALL ACCESSIBLE AREAS, RESTROOMS, WALLS AND SIDEWALKS SHALL BE SLIP-RESISTANT AND NOT ACCUMULATE WATER.

- LEGEND**
- - - - - ADA PATH OF TRAVEL
 - --- MAX. SLOPE IN ANY DIRECTION
 - --- 1/4" MAX. CROSS-SLOPE WHERE PATH OF TRAVEL OCCURS



SCALE: 3/32" = 1'-0"

OVERALL SITE PLAN + UTILITIES (PROPOSED CHANGES)

ALL PARKING STALLS IN BOTH LOTS SHOWN ARE FOR USE BY THE TENANT AT 1144 BLACK OAK DRIVE PER THE PARKING AGREEMENT INCLUDED WITH THIS DRAWING SET PACKAGE.

Agenda Item 1



■ MAIN OFFICE
 ■ PASO ROBLES OFFICE
 1144 BLACK OAK DRIVE
 PASO ROBLES, CALIFORNIA
 ■ www.lgarchitect.com
 T. 805.232.4410
 F. 805.232.4411
 lg@lgarchitect.com



CONCLUDIT

PROJECT
CONDITIONAL USE PERMIT
 FOR



PASO ROBLES CASINO
 1144 BLACK OAK DRIVE
 PASO ROBLES CA 93346
 APN: 008451-023

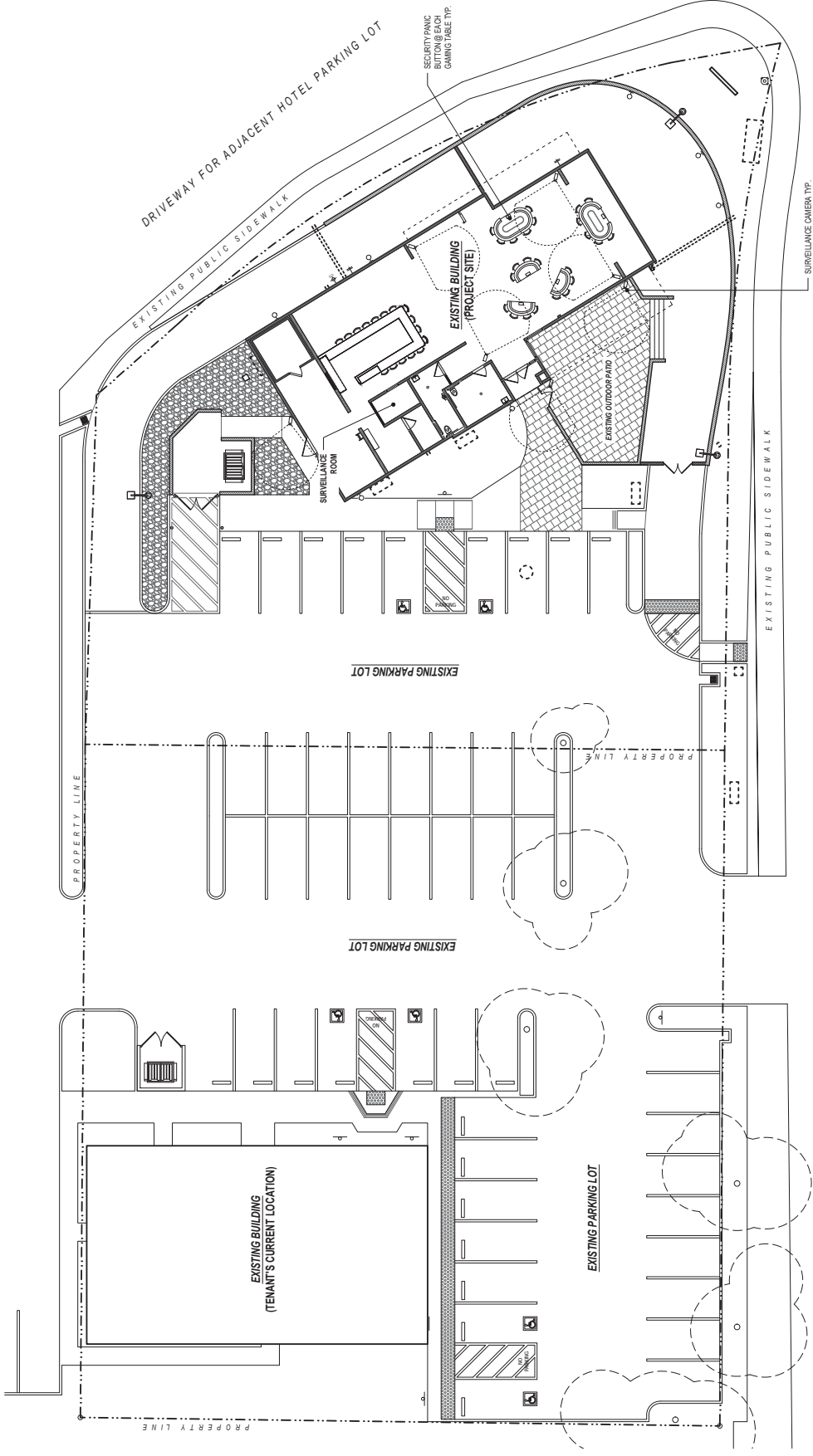
NO.	DESCRIPTION	DATE
01	CLIP SUBMITTAL	04.12.2017

REVISIONS	
DATE	
BY	

PROPOSED PLAN:
SECURITY PLAN

17-70201

A 3.0



SURVEILLANCE CAMERA TIP:
 (PANORAMA) - 360 DEGREE ROOM
 OVERSAIL BUILDING ALARMS SERVICES TO
 BE PROVIDED BY GREAT WESTERN ALARM



SECURITY PLAN LAYOUT
 FINAL LAYOUT OF SECURITY EQUIPMENT (PANS) (BY) DEPENDS ON FINAL FLOOR PLAN LAYOUT AS DETERMINED BY THE FINAL APPROVED BUILDING PERMIT CONSTRUCTION DOCUMENT SET

Agenda Item 1

Exhibit B

LARRY GABRIEL ARCHITECT

■ MAIN OFFICE
 1144 Black Oak Drive
 Paso Robles, CA 93446
 www.larrygabriel.com
 T 805.231.4100
 F 805.231.4111

■ MAIN OFFICE
 1144 Black Oak Drive
 Paso Robles, CA 93446
 www.larrygabriel.com
 T 805.231.4100
 F 805.231.4111

DATE: 11/14/2017

CONDITIONAL USE PERMIT FOR



PASO ROBLES CASINO
 1144 BLACK OAK DRIVE
 PASO ROBLES CA 93446
 APN: 008051-020

NO.	DESCRIPTION	DATE
1	CLIP SUBMITTAL	11/14/2017

PROJECT NO: 17-702.01
 SHEET NO: 17-702.01
 SHEET TITLE: EXISTING + PROPOSED EXTERIOR ELEVATIONS

A 6.0

EXTERIOR ELEVATIONS : EXISTING

SCALE: N.T.S.

EXTERIOR ELEVATIONS : PROPOSED

SCALE: N.T.S.



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

I, Monica 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 17-005, on this 9th day of May, 2017.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: Monica C Hollenbeck
Monica Hollenbeck

RECEIVED

MAY 17 2017

City of Paso Robles
Community Development Dept

THE *Newspaper of the Central Coast*
TRIBUNE

3825 South Higuera • Post Office Box 112 • San Luis Obispo, California 93406-0112 • (805) 781-7800

In The Superior Court of The State of California
In and for the County of San Luis Obispo
AFFIDAVIT OF PUBLICATION

AD # 3071034
CITY OF PASO ROBLES

STATE OF CALIFORNIA

ss,

County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof – on the following dates to wit; MAY 12, 2017 that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.



(Signature of Principal Clerk)

DATE: MAY 12, 2017

AD COST: \$188.76

**CITY OF PASO ROBLES
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Planning Commission will hold a Public Hearing to consider the following project:

APPLICATION: Conditional Use Permit (CUP 17-005), a request to establish a card room at 1144 Black Oak Drive. This application is for a relocation of the existing card room, Paso Robles Casino, from their current location at 1124 Black Oak Drive.

APPLICANT: Paso Robles Central Coast Casino, Inc. dba Paso Robles Cardroom

LOCATION: 1144 Black Oak Drive; Assessor's Parcel Number 008-051-023

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

HEARING: The Planning Commission will hold a Public Hearing on Tuesday, May 23, 2017, at 6:30 p.m. at the Library Conference Center, 1000 Spring Street, Paso Robles, California.

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 application may be mailed to the Community Development Department, or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearing.

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

Copies of the staff report pertaining to this project will be available for review at the Community Development Department on the Thursday preceding each hearing (copies are available for purchase for the cost of reproduction). If you have any questions, please contact the Community Development Department at (805) 237-3970.

Darcy Delgado
Assistant Planner
May 12, 2017

3071034