



## City of Paso Robles Planning Commission Agenda Report

From: Darren Nash, Associate 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  
Modification of Condition No. 2 of Resolution 17-028.

Date: September 12, 2017

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### Facts

1. On May 23, 2017 the Planning Commission adopted Resolution 17-028 approving the establishment of the Central Coast Casino Card room within the existing building located at 1144 Black Oak Drive. See Attachment 1, Resolution 17-028.
2. Condition No. 2 of Exhibit A (Conditions of Approval) of Resolution 17-028, provided that the hours of operation for the Casino were as follows:  
  
“The businesses hours of operation are as follows:  
a) Tuesday through Thursday from 11:00 AM to Midnight  
b) Friday through Saturday from 11:00 AM to 2:00 AM  
c) Sundays from 11:00 AM to Midnight”
3. Since the Planning Commission’s approval, it has been noted that Section 5.08.055 of the Paso Robles Municipal Code (PRMC) which states “card rooms shall be permitted to operate twenty-four hours a day,” takes precedence over the Planning Commission’s ability to restrict hours of operation of cardrooms.
4. Attachment 1 revises Resolution 17-028 revises Condition No. 2 related to hours of operation to conform to the provisions of PRMC section 5.08.055.

### Options

The Planning Commission should consider the following options:

1. Approve Resolution 17-XXX revising condition No. 2 related to hours of operation.
2. Refer the project back to staff for additional analysis on specific issues identified, and continue the public hearing to a date-certain.

### Attachments

1. Resolution 17-028
2. Resolution 17-XXX

# Attachment 1

## RESOLUTION NO: PC 17-028

### 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:

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

# Attachment 1

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 Categorically 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 23<sup>rd</sup> Day of May 2017 by the following Roll Call Vote:

AYES: Commissioners Agredano, Davis, Jorgensen and Rollins

NOES: Chairman Donaldson

ABSENT: Commissioners Barth and Brennan

ABSTAIN:

  
CHAIRMAN JOHN DONALDSON

ATTEST:

  
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 as follows:
  - a. Tuesday through Thursday from 11:00 AM to Midnight
  - b. Friday through Saturday from 11:00 AM to 2:00 AM
  - c. Sundays from 11:00 AM to Midnight
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.

# Attachment 1

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.
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.



PROJECT: PASO ROBLES CASINO  
 1144 BLACK OAK DRIVE  
 PASO ROBLES, CA 93446  
 PROJECT NO: 2023

CONDITIONAL USE PERMIT FOR



PASO ROBLES CASINO  
 1144 BLACK OAK DRIVE  
 PASO ROBLES, CA 93446  
 PROJECT NO: 2023

PROJECT DATA + DIRECTORY

TS 1.0



# PASO ROBLES CASINO

## CONDITIONAL USE PERMIT SET

### CODES

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

- 2018 CALIFORNIA BUILDING CODE
- 2018 CALIFORNIA ELECTRICAL CODE
- 2018 CALIFORNIA MECHANICAL CODE
- 2018 CALIFORNIA FIRE CODE
- 2018 CALIFORNIA PLUMBING CODE
- 2018 CALIFORNIA ENERGY CODE
- 2018 CALIFORNIA ENVIRONMENTAL HEALTH AND SAFETY CODE
- 2018 CALIFORNIA FIRE DEPARTMENT (CALIF) ACCESSIBILITY STANDARDS
- CURRENT CITY ENGINEERING STANDARDS AND SPECIFICATIONS
- CURRENT RECOMMENDATIONS FROM THE SOILS 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 IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE CONTRACTOR SHALL VERIFY THE EXISTING AREAS OF CONFLICT WITH SUCH CONDITIONS HAVE BEEN RECEIVED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION.

### BUILDING DATA

**LOCATION**  
 1124 BLACK OAK DRIVE  
 PASO ROBLES, CA 93446

**APN:** 08465-003

**BUILDING DATA**  
 ZONING: RSC (REVERSE CURVED)

**SCOPE OF WORK**  
 RELOCATE EXISTING INDOOR INGRESS CORRIDOR TO A ZONE COMMERCIAL RETAIL. THIS CORRIDOR WILL BE A RELOCATION OF THAT CURRENTLY LOCATED AT 1124 BLACK OAK DRIVE (THE LOT IMMEDIATELY ADJACENT TO THE PROPOSED LOCATION).

**THE PROPOSED PROJECT LOCATION FEATURES AN UNOCCUPIED BUILDING WITH THE FOLLOWING AREAS TO BE RELOCATED:**  
 INCLUDE A NEW CARD ROOM AREA AND NEW BAR AREA. IN ADDITION TO RETAINING THE EXISTING INDOOR PATIO DINING AREA, THE NEW CORRIDOR AREA SHALL BE TRANSFERRED FROM THE EXISTING CARD ROOM AT THE FORMER LOCATION (1124 BLACK OAK DRIVE) AND WILL FEATURE THE SAME NUMBER AND TYPE OF TABLES (6 IN TOTAL).

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

### PROJECT DIRECTORY

**PROJECT OWNER**  
 PASO ROBLES CASINO  
 1124 BLACK OAK DRIVE / PASO ROBLES, CA 93446  
 761.66.1004  
 info@pasoroblescasino.com

**ARCHITECT OF RECORD**  
 LARRY GARRIE ARCHITECT  
 1124 BLACK OAK DRIVE / PASO ROBLES, CA 93446  
 805.238.9811  
 lg@larrygarrie.com

### DRAWING INDEX

TS - TITLE SHEET  
 TS 1.0 - PROJECT DATA  
 L - LANDSCAPE  
 L 1.0 - LANDSCAPE PLAN  
 A - ARCHITECTURAL  
 A 1.0 - EXTERIOR PLAN  
 A 1.1 - EXTERIOR ELEVATIONS

### LOCATION MAP

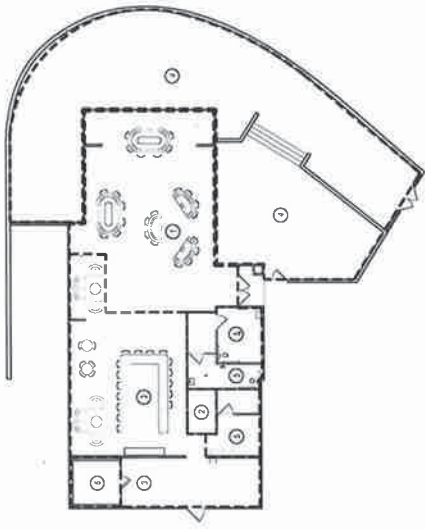


### OVERALL PARKING REQUIREMENTS

SPACE	PARKING REQUIRED
1. GAMING AREAS	1 PERSON PER CHAIR
2. OFFICE / SECURITY	1 SEATER PER TABLE
3. RESTROOMS	60 SF @ 1 STALL PER 1,000 SF
4. OUTDOOR PATIO	120 SF @ 1 STALL PER 1,000 SF
5. STORAGE / CIRCULATION / UTILITIES / RESTROOMS	180 SF @ 1 STALL PER 1,000 SF
6. TOTAL PARKING PROVIDED	48 STALLS
7. TOTAL PARKING REQUIRED	48 STALLS
8. EXTERIOR PARKING STALLS AVAILABLE	48 STALLS
9. ADDITIONAL SPACES 13 STALLS WITH 13 STALLS AVAILABLE AT THE SITE	13 STALLS
10. TOTAL STALLS AVAILABLE AT THE SITE	61 STALLS

### DEFERRED ITEMS

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



SCALE: N.T.S.



PROJECT: **CONDITIONAL USE PERMIT FOR**



**PASO ROBLES CASINO**  
 1144 BLACK OAK DRIVE  
 PASO ROBLES, CA 93246  
 PROJECT NO. 2018-003

# Attachment 1

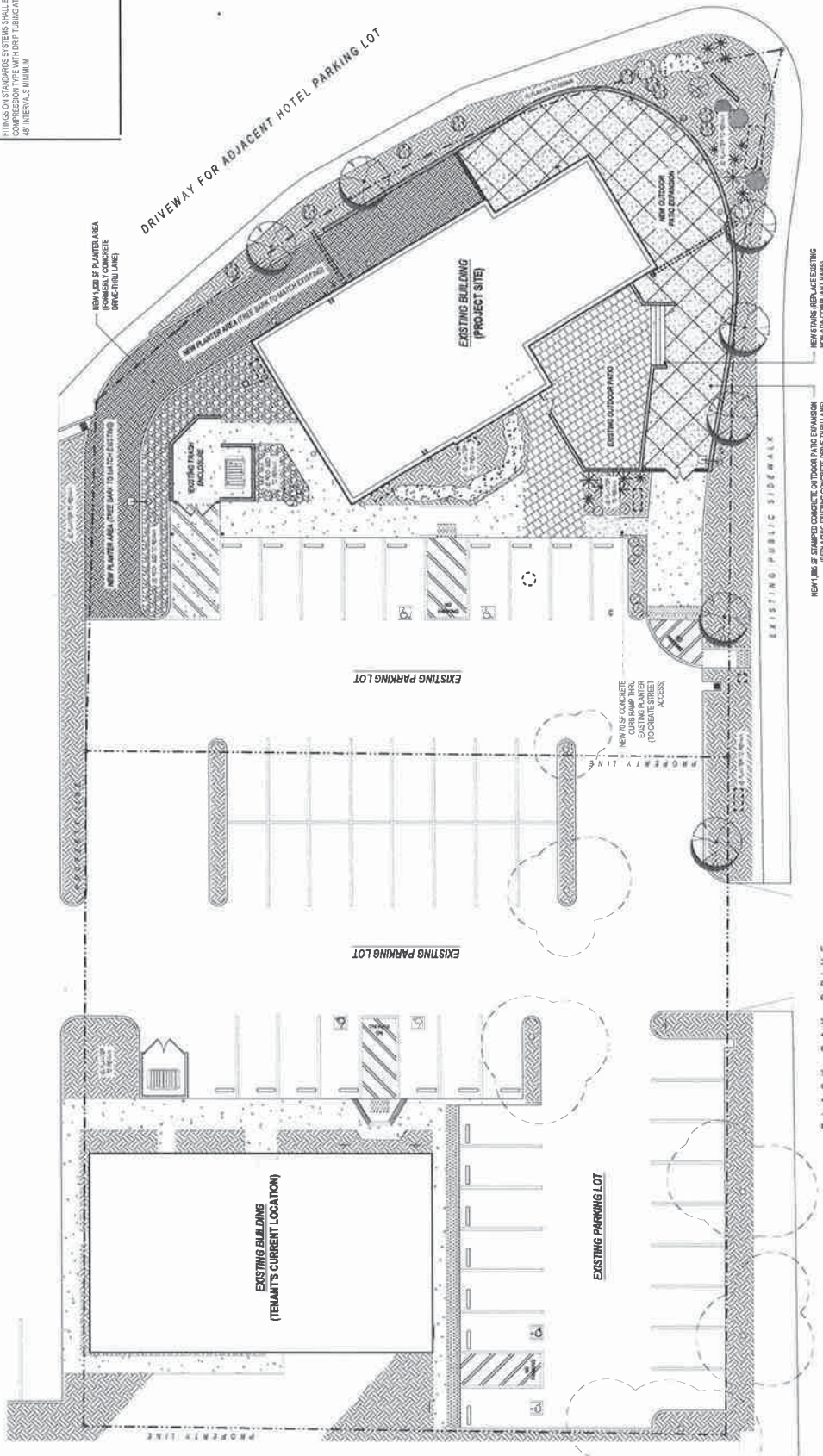
PROPOSED PLAN:  
**OVERALL LANDSCAPE PLAN**

**L 1.0**

**IRRIGATION NOTES**  
 ALL EXISTING PLANTINGS ARE IRRIGATED WITH AN AUTOMATIC SPRAY AND DRIP IRRIGATION SYSTEM. SPRAY SYSTEMS SHALL BE DESIGNED TO PREVENT OVERWATERING OF PLANTINGS, AND DRAINWAYS AND SHALL BE DESIGNED TO MINIMIZE WATER USAGE.  
 SOAC-COUNT SHALL CONSIST OF REMOTE CONTROL VALVES LOCATED IN VALVE BOXES LOCATED AT GRADE. POP-UP VALVES SHALL BE USED IN ALL VALVE BOXES WHERE HEADS COULD POTENTIALLY BE HIT BY PEOPLE OR VEHICLES, SUCH AS ON LAWNS. DRIP EMITTERS SHALL BE USED IN ALL UNDERGROUND VALVE BOXES. SOAC SHALL BE GENERALLY NOT EXCEED 16" EMITTERS WITHOUT LOOPING OR RECONNECTING. ALL VALVE BOXES SHALL BE STAMPED AND ENGRAVED SYSTEMS SHALL BE COMPRESSION TYPE WITH DRP TUBING AT 48" INTERVALS MINIMUM.

**PLANT LEGEND**

	EXISTING TREE BARK TO REMAIN		EXISTING AMERICAN ALOE (AGAVE AMERICANA)
	EXISTING TREE BARK TO REMAIN		EXISTING TOYON (HETEROMELES AUSTRIACA)
	EXISTING TREE BARK TO REMAIN		EXISTING ROSEMARY BUSH (ROSMARINUS OFFICINALIS)
	EXISTING TREE BARK TO REMAIN		EXISTING LAVENDER BUSH (LAVANDULA ANGIUSTIFOLIA)
	EXISTING TREE BARK TO REMAIN		EXISTING WHITE ROSE (ROSA HYBRIDA)
	EXISTING TREE BARK TO REMAIN		EXISTING WHITE ROSE (ROSA HYBRIDA)



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

**OVERALL LANDSCAPE PLAN (PROPOSED CHANGES)**  
 ALL TREES AND SHRUBS ARE EXISTING TO REMAIN. NEW LANDSCAPE SITE TREE MARK GROUND COVER TO MATCH EXISTING.







LARRY GABRIEL ARCHITECTS, INC.  
4000 DELICADO DRIVE  
SUITE 200  
SAN FRANCISCO, CA 94115  
TEL: 415.774.8811  
WWW.LGARCHITECTS.COM



CONSULTING

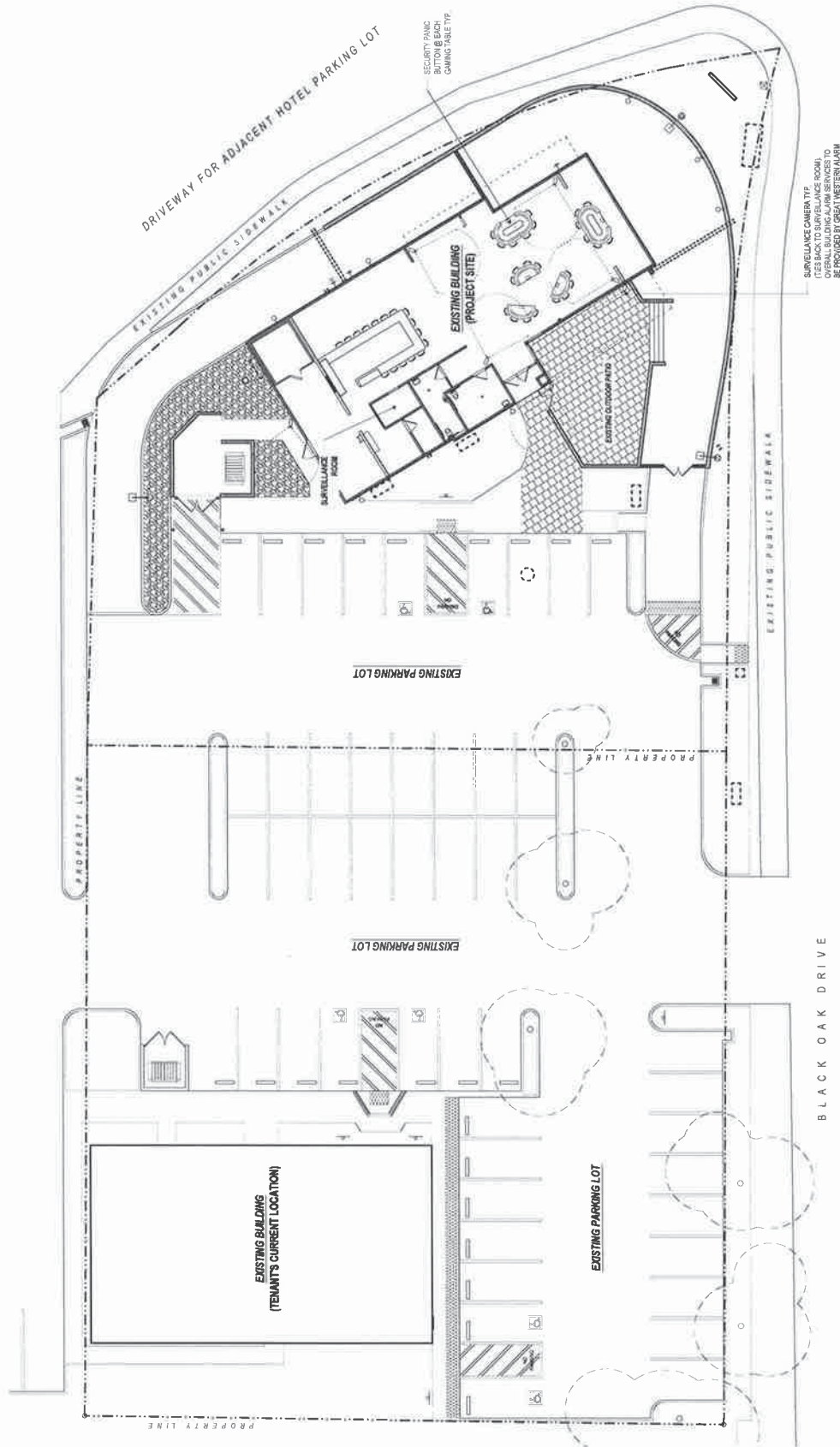
PROJECT  
CONDITIONAL USE PERMIT  
FOR



PASO ROBLES CASINO  
1144 BLACK OAK DRIVE  
PASO ROBLES, CA 93446  
APR 2013

DATE: 04/11/13  
DRAWN BY: JG  
CHECKED BY: JG  
PROJECT PLAN  
SECURITY PLAN

A 3.0



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

SECURITY PLAN LAYOUT  
FINAL LAYOUT OF SECURITY EQUIPMENT MAY VARY DEPENDING ON FINAL FLOOR PLAN LAYOUT AS DETERMINED BY THE FINAL APPROVED BUILDING PERMIT CONSTRUCTION DOCUMENT SET

**LARRY GABRIEL**  
 ARCHITECT  
 221 N. Wacker Drive  
 Pasadena, CA 91101  
 (626) 799-1111  
 www.larrygabriel.com



CONTRACT NO.

PROJECT

CONDITIONAL USE PERMIT  
 FOR



PASO ROBLES CASINO  
 1144 BLACK OAK DRIVE  
 PASO ROBLES, CA 93446  
 (805) 391-8233

# Attachment

EXISTING PROPOSED  
 EXTERIOR ELEVATIONS

17227A.01

**A 6.0**

**EXISTING EXTERIOR ELEVATIONS : EXISTING**

SCALE: N.T.S.

EXISTING MOUNTAIN SIGNAGE TO BE REPLACED  
 (SIGNAGE UNDER SEPARATE PERMIT)

EXISTING WALL SIGNAGE TO BE REPLACED  
 (SIGNAGE UNDER SEPARATE PERMIT)

EXISTING ROOFING

EXISTING CEMENT PLASTER

**EXISTING EXTERIOR ELEVATIONS : PROPOSED**

SCALE: N.T.S.

REPLACE EXISTING MOUNTAIN SIGNAGE  
 (SIGNAGE UNDER SEPARATE PERMIT)

REPLACE EXISTING WALL SIGNAGE  
 (SIGNAGE UNDER SEPARATE PERMIT)

PAINT EXISTING CEMENT PLASTER  
 EXTERIOR NEW COLOR TO BE BY OWNER

EXISTING WALL (NO CHANGE)

EXISTING ROOFING (NO CHANGE)

PAINT EXISTING CEMENT PLASTER  
 EXTERIOR NEW COLOR TO BE BY OWNER

NEW LANDSCAPE PER  
 LANDSCAPE PLAN

PAINT EXISTING CEMENT PLASTER  
 EXTERIOR NEW COLOR TO BE BY OWNER

**RESOLUTION NO: PC 17-XXX**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
AMENDING RESOLUTION NO. PC 17-028 APPROVING  
CONDITIONAL USE PERMIT 17-005  
TO AMEND HOURS OF OPERATION  
(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, 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, on May 23, 2017, the Planning Commission adopted Resolution No. PC-17-028 approving Condition Use Permit 17-005 allowing a State Licensed Six (6) table card room within the existing building; and

WHEREAS, Exhibit A to Resolution No. PC 17-028, Project Conditions of Approval, included a condition which specified certain business hours of operation; and

WHEREAS, Section 5.08.055 of the Paso Robles Municipal Code states that cardrooms “shall be permitted to operate twenty-four hours a day;”

**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.** Based on the provisions of Section 5.08.055 of the Paso Robles Municipal Code, Condition 2 of the Conditions of Approval, as adopted by Resolution No. PC 17-028, is hereby amended to read as follows:

“The business shall be permitted to operate twenty-four hours a day.”

**Section 3.** Except as amended by this Resolution, all other provisions of Resolution No. PC 17-028 are unchanged

**Section 4.** Conditional Use Permit 17-005 is approved subject to the following conditions of approval, Exhibit A.

# Agenda Item 1

PASSED AND ADOPTED THIS 12<sup>th</sup> day of September, 2017 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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CHAIRMAN JOHN DONALDSON

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WARREN FRACE,  
PLANNING COMMISSION SECRETARY

Exhibit A – Project Conditions  
Exhibit B – Project Plans

# 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. (This condition was removed due to a conflict with Paso Robles Municipal Code Section 5.08.055)

~~The businesses hours of operation are as follows:~~

- ~~a. Tuesday through Thursday from 11:00 AM to Midnight~~
- ~~b. Friday through Saturday from 11:00 AM to 2:00 AM~~
- ~~c. Sundays from 11:00 AM to Midnight~~

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.

## Agenda Item 1

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.
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.











