

RESOLUTION NO: 15-032

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. The hours of operation will be 11:00am to 12:00am Sunday through Thursday and 11:00am to 2:00am Friday and Saturday.
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: Brennan, Cooper, Barth, Donaldson, Burgett, Rollins, Vanderlip


NOES: None

ABSENT: None

ABSTAIN: None

ATTEST:


WARREN FRACE, PLANNING COMMISSION SECRETARY

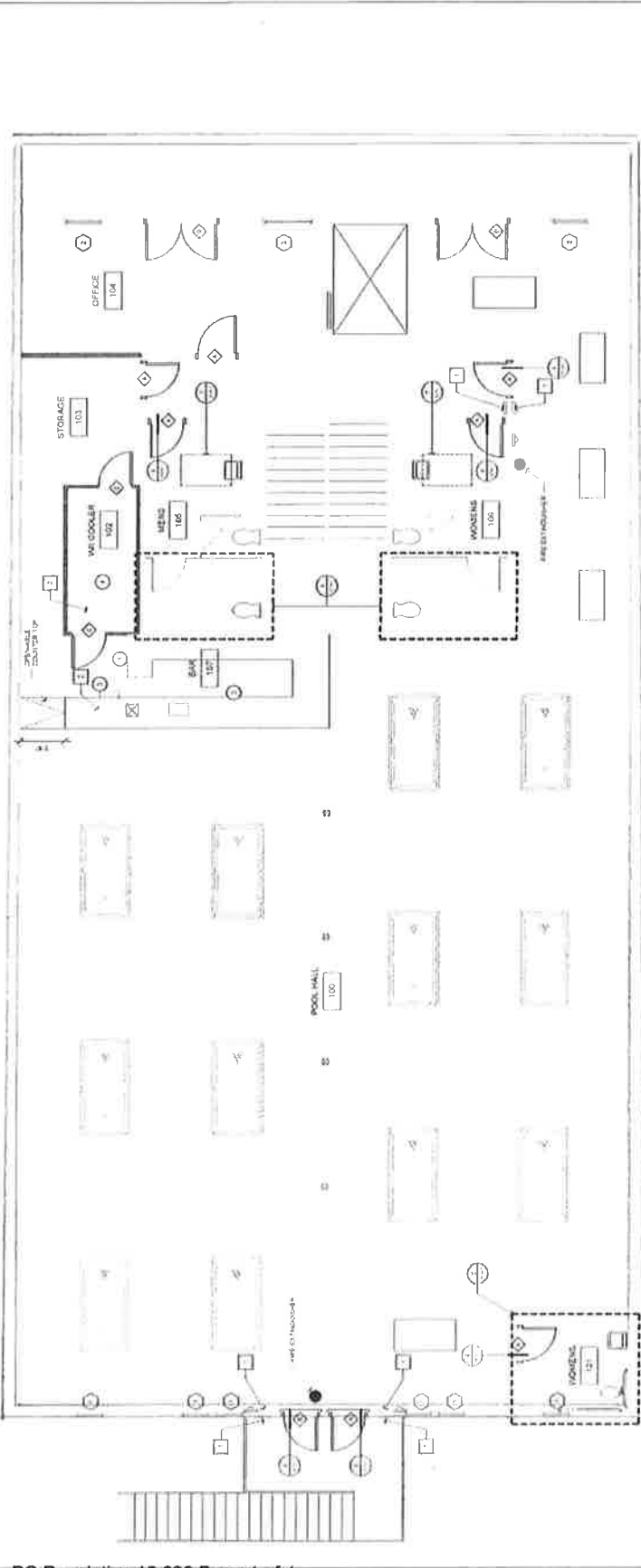

VINCE VANDERLIP, CHAIRMAN

PLAN PREPARED FOR:

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/15/08
2	REVISION	01/15/08
3	REVISION	01/15/08
4	REVISION	01/15/08
5	REVISION	01/15/08
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16	REVISION	01/15/08
17	REVISION	01/15/08
18	REVISION	01/15/08
19	REVISION	01/15/08
20	REVISION	01/15/08

A-2.1

EQUIPMENT		PLUMBING		ELECTRICAL		NOTES		ROOM SCHEDULE		FINISH SCHEDULE		FLOORPLAN CALLOUTS	
1	STAIRS	1	STAIRS	1	STAIRS	1	STAIRS	1	STAIRS	1	STAIRS	1	STAIRS
2	STAIRS	2	STAIRS	2	STAIRS	2	STAIRS	2	STAIRS	2	STAIRS	2	STAIRS
3	STAIRS	3	STAIRS	3	STAIRS	3	STAIRS	3	STAIRS	3	STAIRS	3	STAIRS
4	STAIRS	4	STAIRS	4	STAIRS	4	STAIRS	4	STAIRS	4	STAIRS	4	STAIRS
5	STAIRS	5	STAIRS	5	STAIRS	5	STAIRS	5	STAIRS	5	STAIRS	5	STAIRS
6	STAIRS	6	STAIRS	6	STAIRS	6	STAIRS	6	STAIRS	6	STAIRS	6	STAIRS
7	STAIRS	7	STAIRS	7	STAIRS	7	STAIRS	7	STAIRS	7	STAIRS	7	STAIRS
8	STAIRS	8	STAIRS	8	STAIRS	8	STAIRS	8	STAIRS	8	STAIRS	8	STAIRS
9	STAIRS	9	STAIRS	9	STAIRS	9	STAIRS	9	STAIRS	9	STAIRS	9	STAIRS
10	STAIRS	10	STAIRS	10	STAIRS	10	STAIRS	10	STAIRS	10	STAIRS	10	STAIRS
11	STAIRS	11	STAIRS	11	STAIRS	11	STAIRS	11	STAIRS	11	STAIRS	11	STAIRS
12	STAIRS	12	STAIRS	12	STAIRS	12	STAIRS	12	STAIRS	12	STAIRS	12	STAIRS
13	STAIRS	13	STAIRS	13	STAIRS	13	STAIRS	13	STAIRS	13	STAIRS	13	STAIRS
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16	STAIRS	16	STAIRS	16	STAIRS	16	STAIRS	16	STAIRS	16	STAIRS	16	STAIRS
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18	STAIRS	18	STAIRS	18	STAIRS	18	STAIRS	18	STAIRS	18	STAIRS	18	STAIRS
19	STAIRS	19	STAIRS	19	STAIRS	19	STAIRS	19	STAIRS	19	STAIRS	19	STAIRS
20	STAIRS	20	STAIRS	20	STAIRS	20	STAIRS	20	STAIRS	20	STAIRS	20	STAIRS



FLOOR PLAN

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