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:

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

<u>Section 2 - Findings</u>: 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

- 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.

HAIRMAN JOHN DONALDSON

<u>Section 3- Environmental Determination:</u> 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:

EXHIBIT	DESCRIPTION	
A	Project Conditions	
В	Project Plans	

PASSED AND ADOPTED THIS 23rd 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:

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;
 - 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.
- 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.



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 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 AND THE WORK SHALL NOT PRECEDE IN THE AREAS OF CONFLICT UNTIL SUCH CONFLICTS HAVE BEEN RESOLVED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION.

BUILDING DATA

LOCATION 1124 BLACK OAK DRIVE PASO ROBLES CA 93446

APN# 008-051-023

BUILDING DATA ZONING: RSC (RIVERSIDE CORRIDOR)

SCOPE OF WORK

CARDROOM IN AN EXISTING "RSC" RIVERSIDE CORRIDOR ZONE (COMMERCIAL / RETAIL). THIS CARDROOM WILL BE A RELOCATION OF THAT CURRENTLY LOCATED AT 1124 BLACK OAK DRIVE (THE LOT IMMEDIATELY ADJACENT TO THE PROPOSED

THE PROPOSED PROJECT LOCATION FEATURES AN UNOCCUPIED BUILDING THAT WAS FORMERLY A RESTAURANT. THE PROPOSED TENANT IMPROVEMENT (SUBMITTED SEPARATELY) SHALL INCLUDE A NEW CARD ROOM AREA AND NEW BAR AREA. IN INCLUDE A NEW LOAD NOUM AREA, AND NEW BAR AREA, IN ADDITION TO RETAINING THE EXISTING INDOOR + PATIO DINING AREAS, COMMERCIAL KITCHEN + STORAGE, AND ADA 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 (6 IN TOTAL).

THE EXTERIOR EACADE SHALL FEATURE NEW COLORS AND SIGNAGE. LANDSCAPE IS TO REMAIN THE SAME (NO CHANGE). BUILDING SUMMARY: A-2 (CARD ROOM)

SEPARATION: TYPE OF CONSTRUCTION: V-A (SPRINKLERED) NUMBER OF FLOORS: 1
FIRE SPRINKLERS: NO
ALLOWABLE AREA (PER TABLE 503): 11,500 SF ALLOWABLE HEIGHT (PER TABLE 503): 50'-0"

AREA OF BUILDING / ZONES (SUBJECT TO CHANGE PENDING FINAL RUIL DING DEPARTMENT TENANT IMPROVEMENT

> INTERIOR: GAMING FLOOR: OFFICE: DINING / BAR KITCHEN: 1,200 SF 60 SF 1,220 SF STORAGE: 120 SF 275 SF RESTROOMS: UTILITIES: TOTAL :

EXTERIOR: OUTDOOR PATIO: 1.885 SF

SEE SHEET A1.0 FOR MORE INFORMATION

PROJECT DIRECTORY

PROJECT OWNER DONALD G. EZZELL

PROCC INC. dba PASO ROBI ES CARDROOM 1124 BLACK OAK DRIVE / PASO ROBLES CA 93446 760.485.1004

don@pasoroble

ARCHITECT OF RECORD LARRY GABRIEL, ARCHITECT PROJECT COORDINATOR 530 10TH STREET / PASO ROBLES, CA 93446 805.238.9611 lg@larrygabriel.com

DRAWING INDEX

TS - TITLE SHEET

TS 1.0 PROJECT DATA PARKING REQUIREMENTS

L- LANDSCAPE L 1.0 LANDSCAPE PLAN

A- ARCHITECTURAL

A 1.0 SITE PLAN A 3.0 SECURITY PLAN A 6.0 EXTERIOR ELEVATIONS

DEFERRED ITEMS

TENANT IMPROVEMENT BUILDING PERMIT (INCLUDING SLO ENVIRONMENTAL HEALTH DEPARTMENT APPROVAL)

SIGNAGE (DESIGN REVIEW COMMITTEE APPROVAL REQUIRED)

OVERALL PARKING REQUIREMENTS

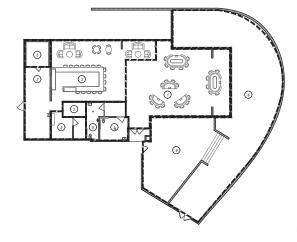
	SPACE:	PARKING REQUIRED:	
1	GAMING AREAS:	1 PERSON PER CHAIR: 1 DEALER PER TABLE:	24 PEOPLE / STALLS 5 PEOPLE / STALLS
2	OFFICE / SECURITY:	60 SF @ 3 STALLS PER 1,000 SF:	1 STALLS
3	KITCHEN / DINING:	1,220 SF @ 3 STALLS PER 1,000 SF:	4 STALLS
4	OUTDOOR PATIO:	1885 SF @ 3 STALLS PER 1,000 SF:	6 STALLS
(5)	STORAGE/CIRCULAT	ON/UTILITIES/RESTROOMS:	0 STALLS
		TOTAL PARKING REQUIRED:	40 STALLS REQUIRED

TOTAL PARKING PROVIDED:

EXISTING 9 PARKING STALLS AVAILABLE

* 33 ADDITIONAL SHARED STALLS WITH
ADJACENT LOT 1128 BLACK OAK DRIVE (SEE SITE
PLAN ON SHEET A1 9 FOR PARKING LAYOUT)

42 STALLS PROVIDED



SCALE : N.T.S.



530 10th Street Paso Robles, CA 93446

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CONDITIONAL USE PERMIT

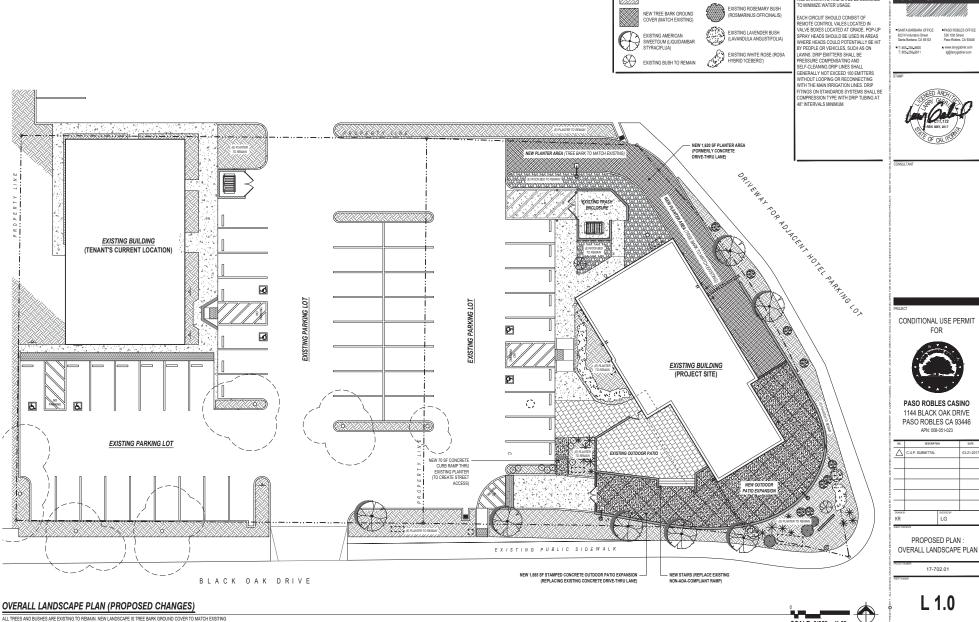


PASO ROBLES CASINO 1144 BLACK OAK DRIVE PASO ROBLES CA 93446

APN: 008-051-023			
NO.	DESCRIPTION		DATE
Δ	C.U.P. SUBMITTAL		03-21-2017
KR		LG	

PROJECT DATA + DIRECTORY

TS 1.0



PLANT LEGEND

EXISTING RIVER-ROCK

STONE BED TO REMAIN

EXISTING TREE BARK GROUND COVER TO REMAIN EXISTING AMERICAN ALOE (AGAVE AMERICANA)

EXISTING TOYON (HETEROMELES ARBUTIFOLIA)

Exhibit B LARRY GABRIEL

IRRIGATION NOTES

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

ALL EXISTING PLANTINGS ARE IRRIGATED

WITH AN AUTOMATIC SPRAY AND DRIP WITH AN AUTOMATIC SPRAY AND DIRIP IRRIGATION SYSTEM. SPRAY SYSTEMS SHALL BE DESIGNED TO PREVENT OVER-SPRAY ON BUILDINGS, WALKWAYS, AND DRIVEWAYS, AND SHALL BE DESIGNED



APN: 008-051-023			
NO.	DESCRIPTIO	IN .	DATE
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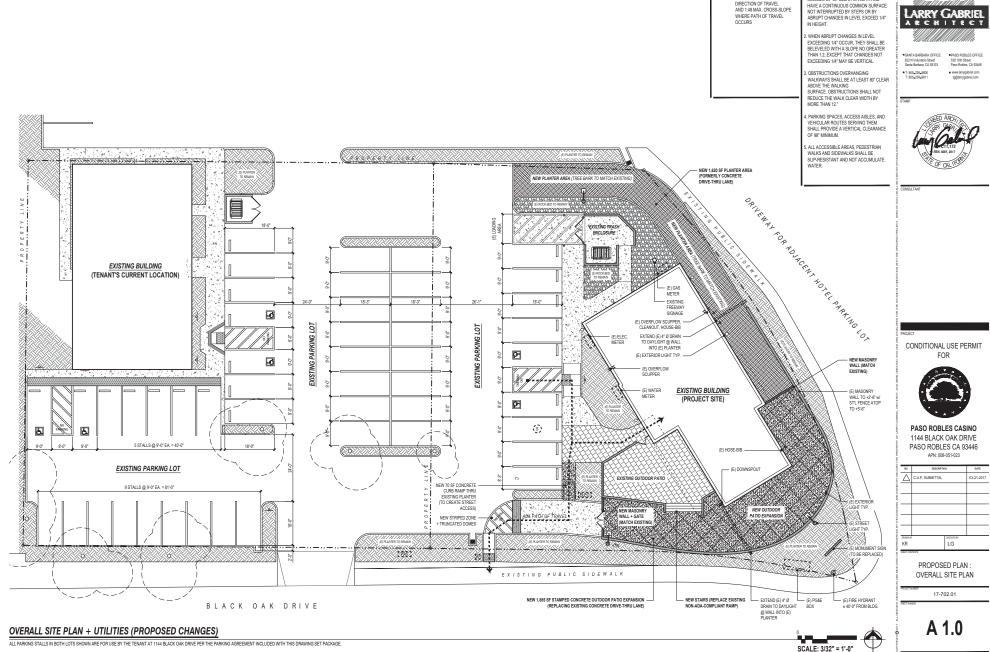


Exhibit B LARRY GABRIEL

LEGEND

ADA PATH OF TRAVEL

PROVIDE 1:20 MAX. SLOPE IN DIRECTION OF TRAVEL AND 1:48 MAX. CROSS-SLOPE

GENERAL NOTES

WALKS AND SIDEWALKS SHALL BE A

MINIMUM OF 48" CLEAR IN WIDTH AND

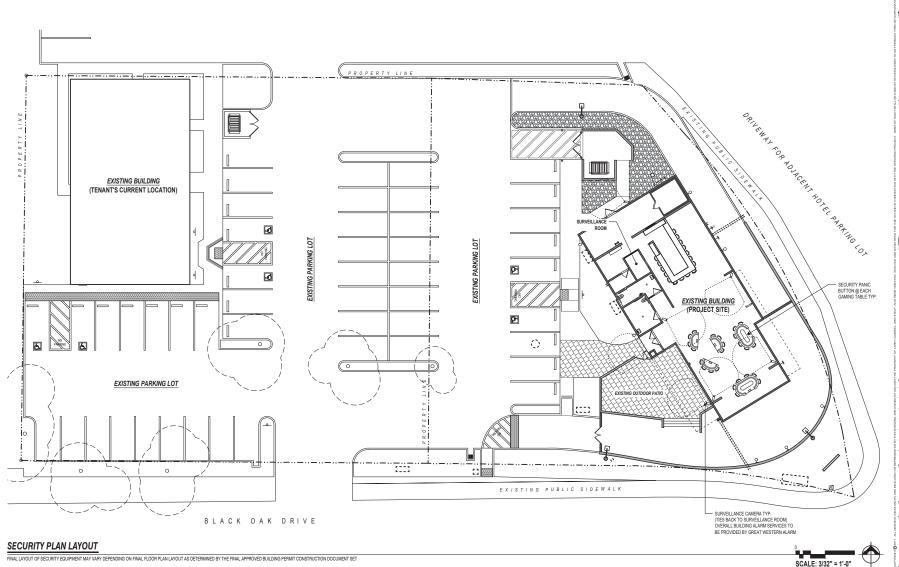


Exhibit B

www.lamygabriel.com
 lg@lamygabriel.com

SANTA BARBARA OFFICE
822 N Voluntario Street
Santa Barbara, CA 93103

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SED ARCHIVE

ONSLITANT

ROJECT

CONDITIONAL USE PERMIT FOR



PASO ROBLES CASINO 1144 BLACK OAK DRIVE PASO ROBLES CA 93446

APN: 008-051-023			
NO.	DESCRIPTION		DATE
Δ	C.U.P. SUBMITTAL		03-21-2017
KR		LG	
SHEET CO	CENTS		

PROPOSED PLAN : SECURITY PLAN

17-702.01

A 3.0





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

EXISTING HIGHWAY SIGNAGE TO BE REPLACED — (SIGNAGE UNDER SEPARATE PERMIT)





EXTERIOR ELEVATIONS : EXISTING

SCALE: N.T.S.









PAINT EXISTING CEMENT PLASTER — EXTERIOR NEW COLOR TBD BY OWNER

SCALE: N.T.S.

Exhibit B LARRY GABRIEL

T: 805,238,9800 T: 805,238,9811



CONDITIONAL USE PERMIT



PASO ROBLES CASINO 1144 BLACK OAK DRIVE PASO ROBLES CA 93446

NO.	DESCRIPTIO	IN .	DATE
Δ	C.U.P. SUBMITTAL		03-21-2017
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EXISTING + PROPOSED EXTERIOR ELEVATIONS

17-702.01

A 6.0